



# 1031 CROMWELL BRIDGE ROAD

TOWSON, MD 21286

FOR  
**LEASE/  
SALE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

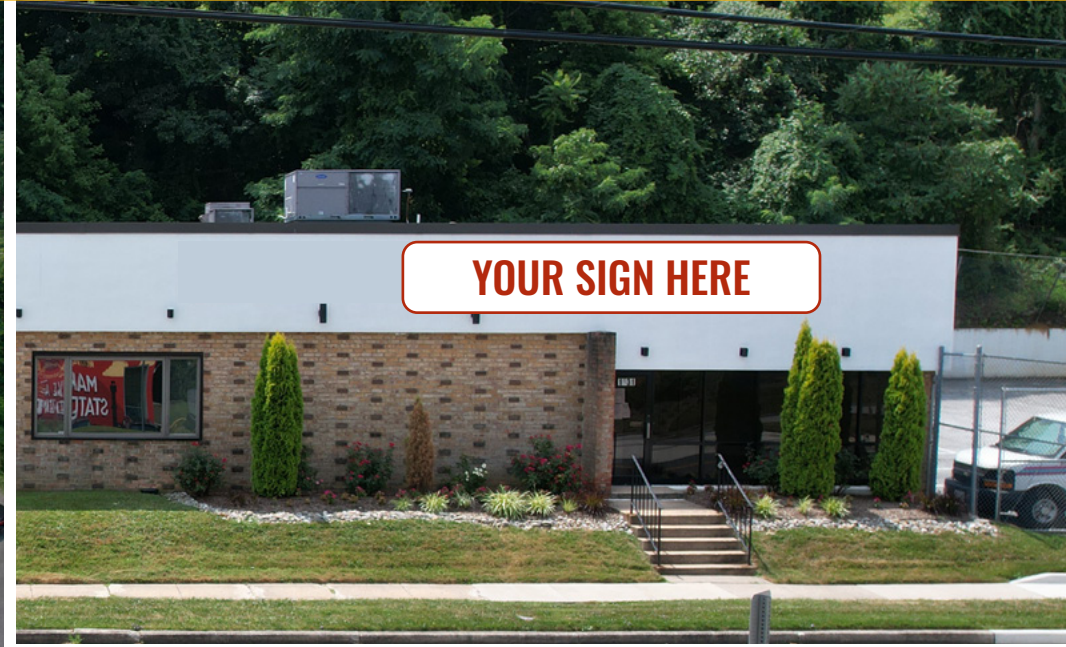
- 2,000 +/- showroom/office
- 4,600 +/- warehouse
- 15' clear height
- Fully conditioned warehouse
- Wet Sprinkler
- Fenced and secured parking lot and yard
- Convenient location with great access to I-695 and Downtown Towson

BUILDING SIZE:	11,200
AVAILABLE SPACE:	6,600 SF ± 2,000 SF SHOWROOM / OFFICE 4,600 SF WAREHOUSE
LOT SIZE:	0.98 ACRES ±
LOADING:	1 DRIVE IN
ZONING:	ML-IM (MANUFACTURING, LIGHT)
RENTAL RATE:	NEGOTIABLE
ASKING PRICE:	NEGOTIABLE



GOOGLE STREET VIEW

# ADDITIONAL PHOTOS



# LOCAL BIRDSEYE



LOCH RAVEN HIGH SCHOOL

INTERSTATE 695

CONCORDIA PREPARATORY SCHOOL

INTERSTATE 695

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

AUTONATION COLLISION CENTER

Holiday Inn Express

ANIMAL DENTAL TRAINING CENTER

GRIDKICKER

1274 at Towson

Mark Downs OFFICE FURNITURE

THB

SITE

UNITED STATES POSTAL SERVICE

ROUTE ONE APPAREL

FOUNDERS FINANCIAL

CROMWELL BRIDGE RD

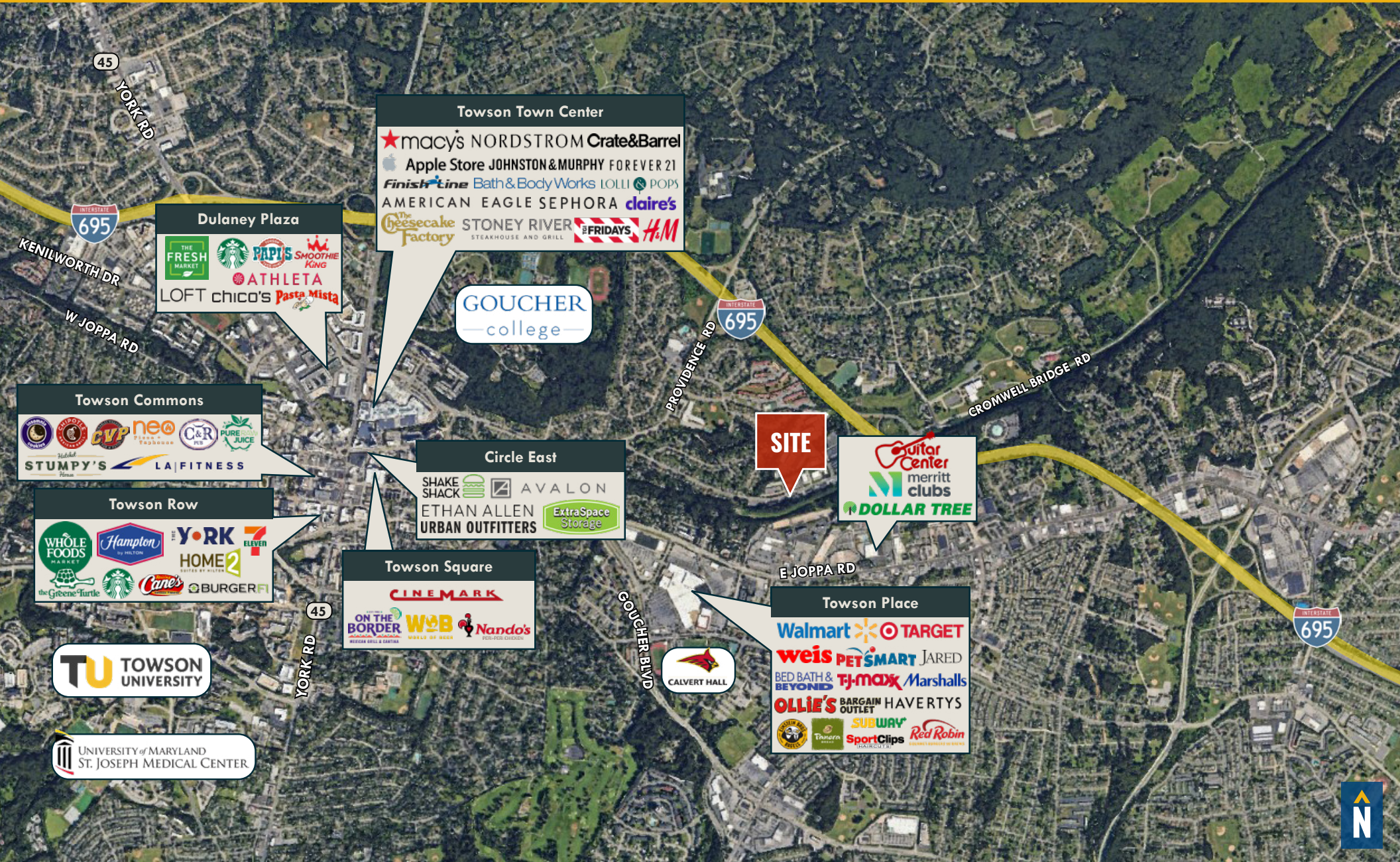
MARTEL LABORATORIES JDS

Namaste Events "We Create Your Events" Tel: 410-458-9300

BROOKS FINANCIAL



# TRADE AREA



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



6,401

62,142

145,034

## DAYTIME POPULATION



14,309

132,345

281,617

## AVERAGE HOUSEHOLD INCOME



\$114,444

\$116,095

\$124,844

## NUMBER OF HOUSEHOLDS



6,235

54,237

120,807

## MEDIAN AGE

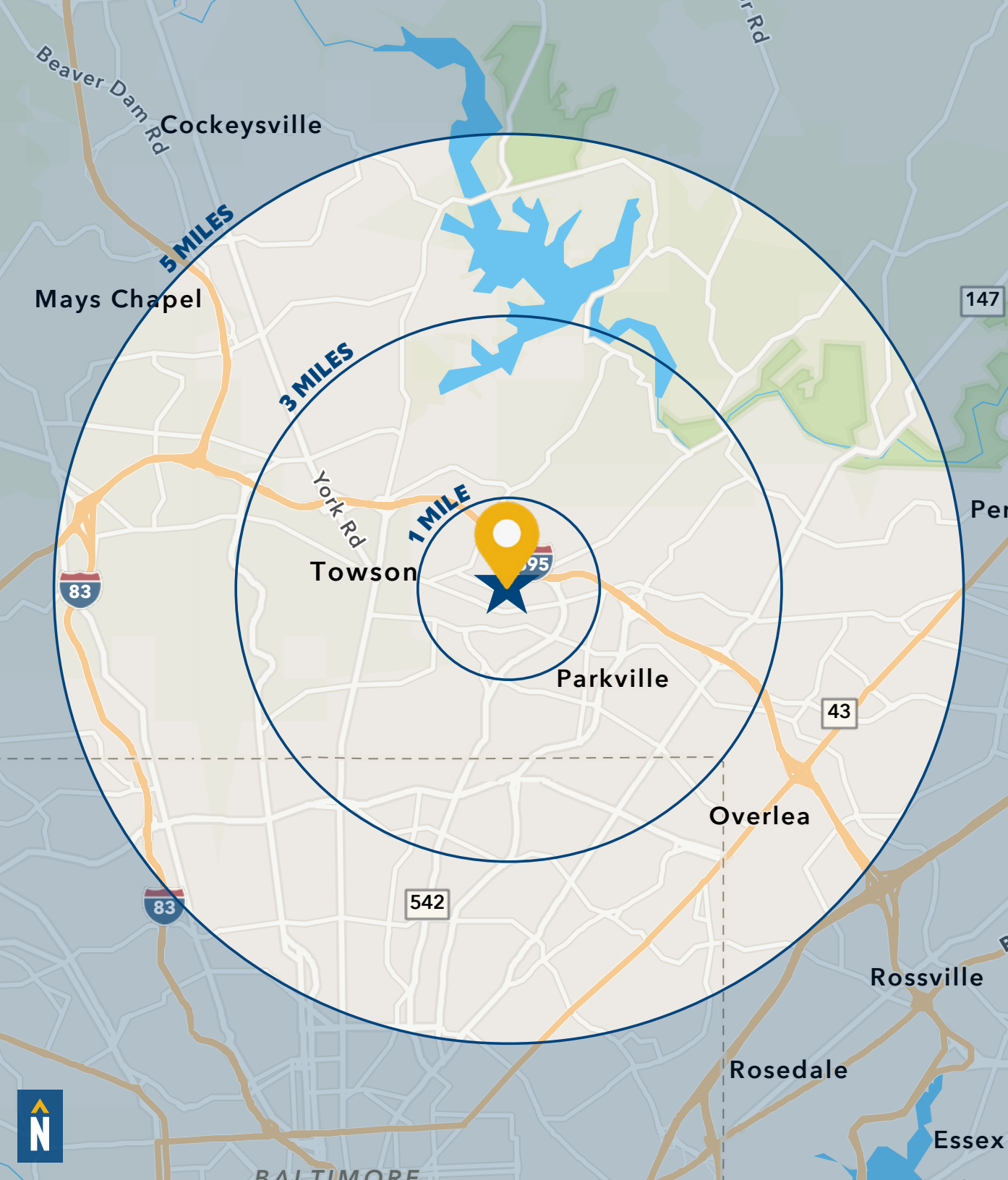


36.8

37.0

39.1

[FULL DEMOS REPORT](#)



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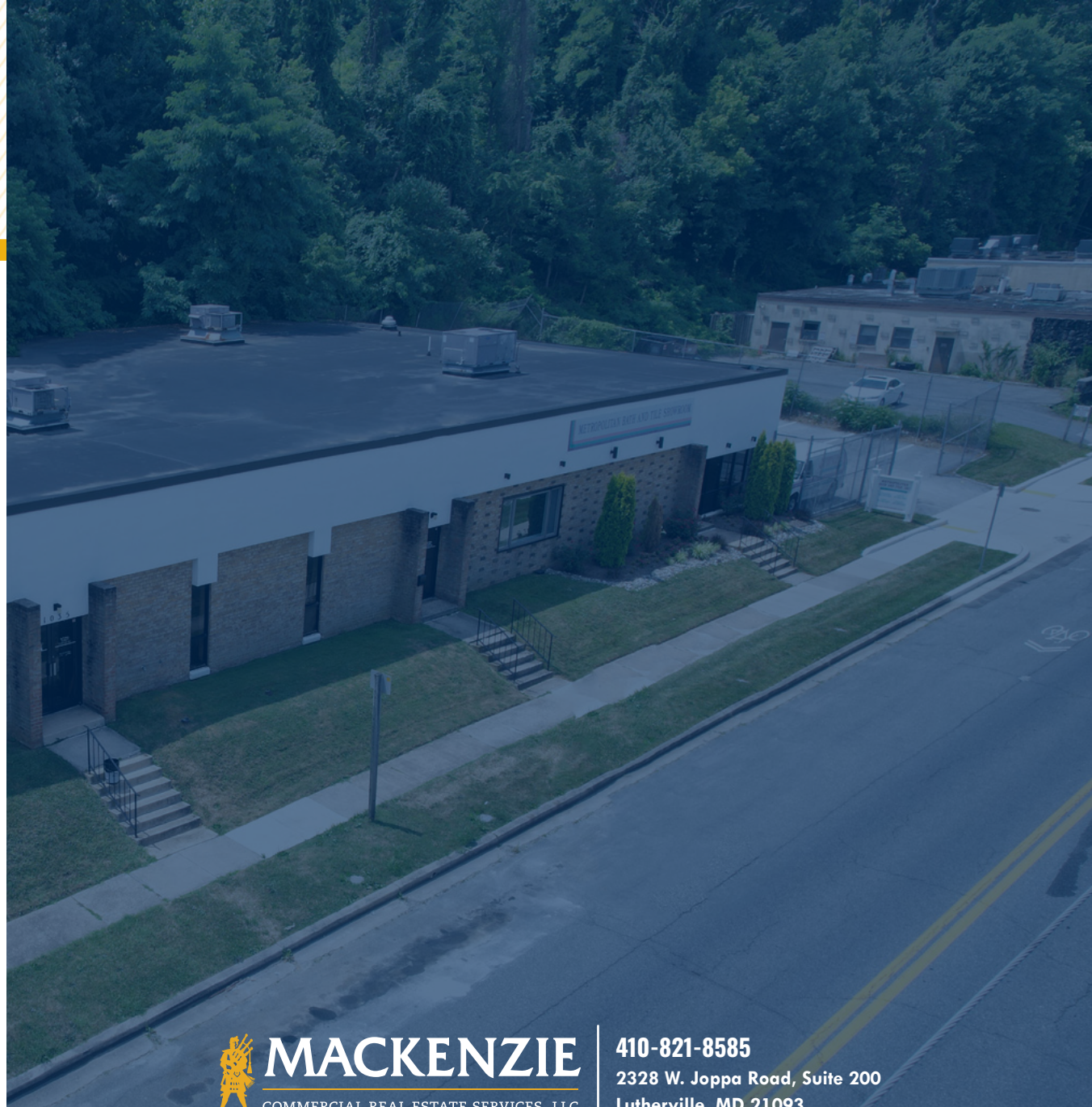


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