



INDUSTRIAL PROPERTY

109 COCKEYSVILLE ROAD | COCKEYSVILLE, MARYLAND 21030

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Can potentially be demised into smaller spaces
- Clean, bright space with natural light
- Outdoor storage yard
- Heated
- New roof on building
- 3 ph power available
- Easy access to York Road, I-83, I-695

| | |
|----------------|--|
| BUILDING SIZE: | 18,545 SF ± |
| LOT SIZE: | 2.72 ACRES ± |
| CLEAR HEIGHT: | 17'-3" ± |
| DRIVE-INS: | 1 @ 11' W x 13' H |
| | 1 @ 12' W x 13' H |
| | 3 @ 13' W x 13' H |
| ZONING: | ML 1M (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT] |



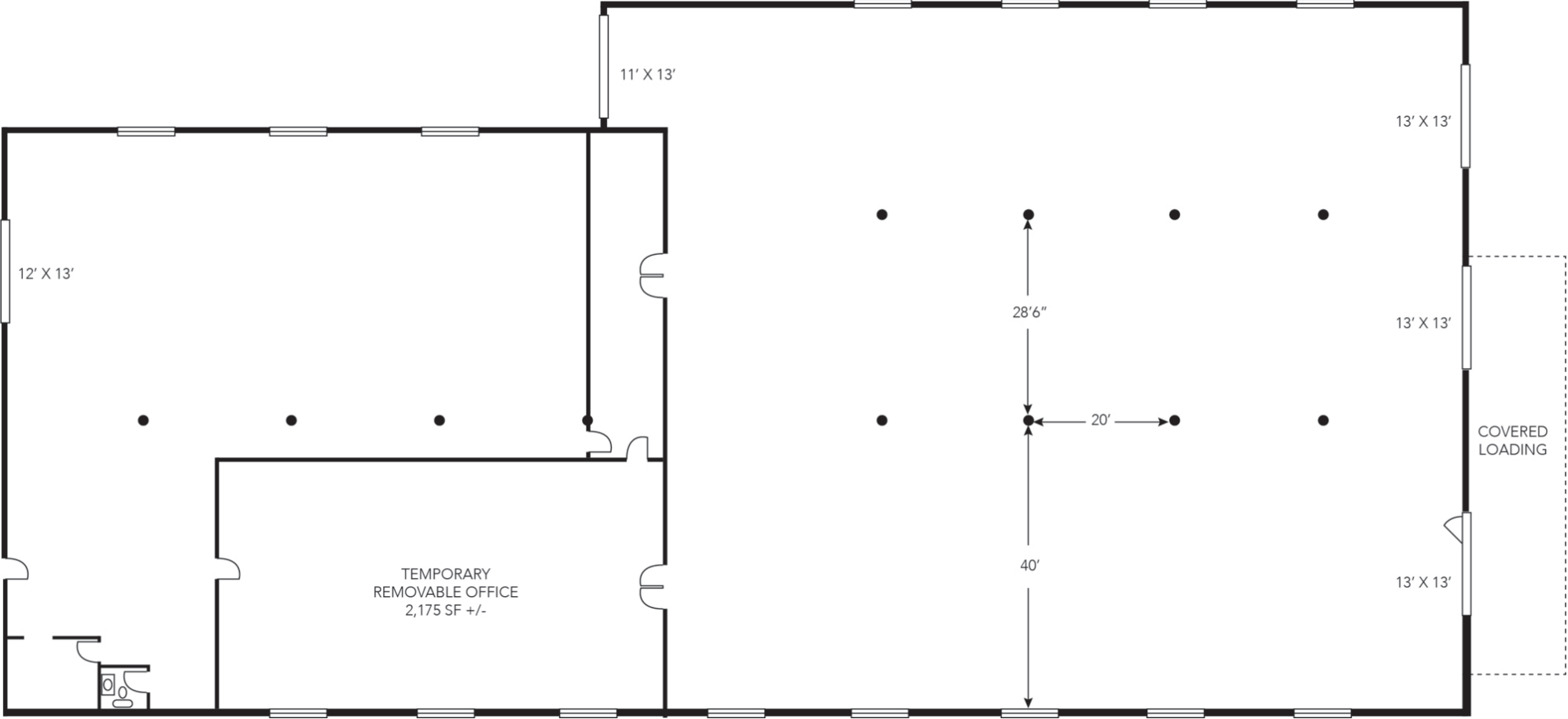
AERIAL



COCKEYSVILLE RD



FLOOR PLAN



LOCAL BIRDSEYE



ExtraSpace
Storage

BW Papersystems

SELECT
EVENT GROUP

UNIVERSAL
FOAM PRODUCTS

DRD
Pool Management

ARIOSIA
& COMPANY

A&A Global Industries

BEYNON

COCKEYSVILLE RD

RUGGED
SCIENCE

ONE HOUR
AIR CONDITIONING & HEATING

SOR
CERTIFIED COLLISION CENTER



ADDITIONAL PHOTOS



INTERIOR PHOTOS



TRADE AREA

DRIVING DISTANCE TO:

45 0.1 MILES
1 MIN. DRIVE

83 2.1 MILES
3 MIN. DRIVE

695 5.7 MILES
6 MIN. DRIVE

PORT OF BALTIMORE
24.3 MILES
26 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)
Helen Delich Beutler

BWI
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT
28.3 MILES
27 MIN. DRIVE
Thurgood Marshall

BALTIMORE, MD 17.2 MILES
18 MIN.

WASHINGTON, DC 57.3 MILES
1 HR. 10 MIN.

PHILADELPHIA, PA 108.0 MILES
1 HR. 40 MIN.

RICHMOND, VA 167.0 MILES
3 HRS. 0 MIN.



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KETCH SECOR

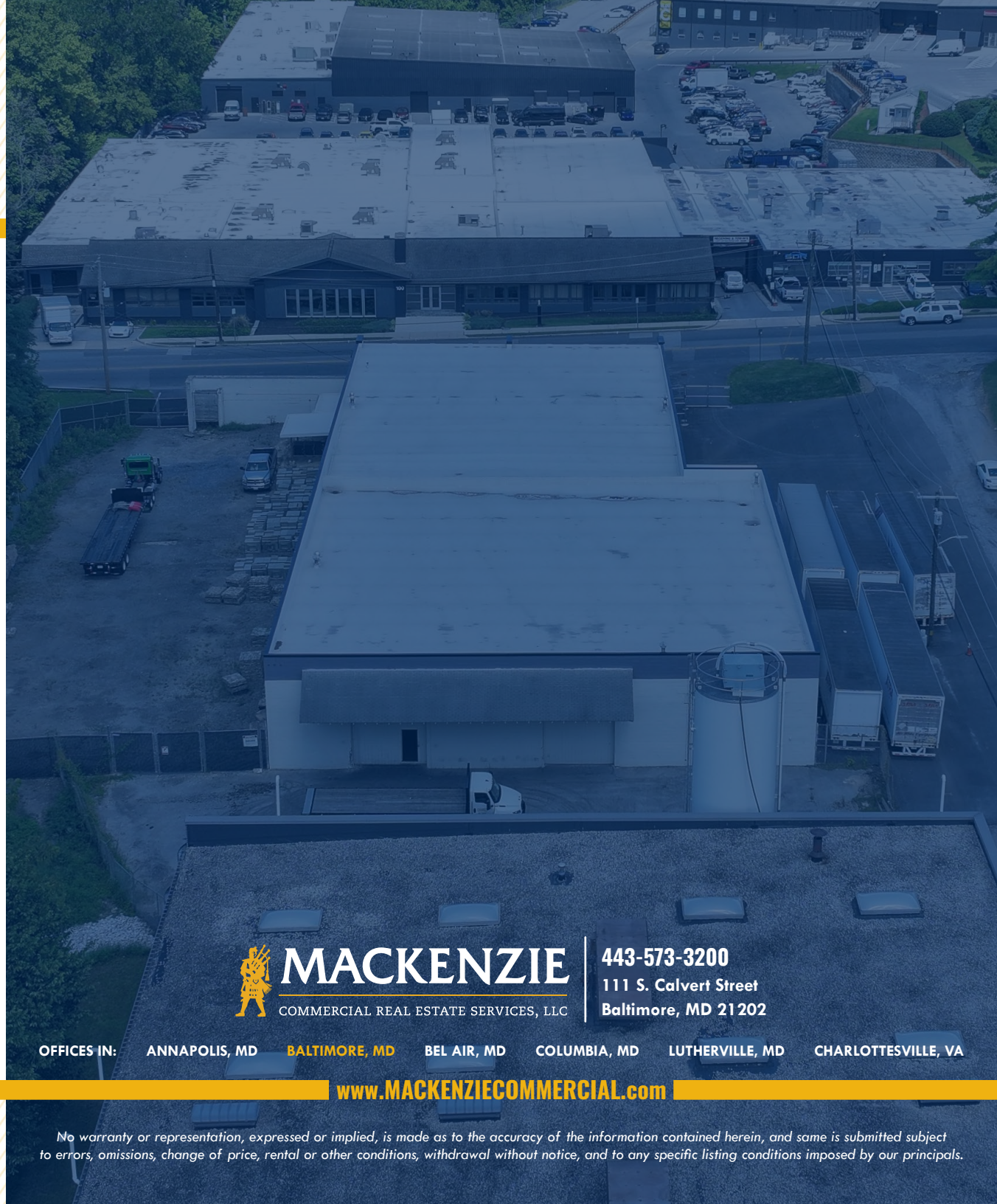
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION 



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OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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