



FOR LEASE

# VALLEY BUSINESS PARK

1107 MIDDLE RIVER ROAD | MIDDLE RIVER, MARYLAND 21220



**1,400 OR 2,800 SF  
(4,200 SF NON-CONTIGUOUS)  
AVAILABLE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Great small bay warehouse space
- Ample surface parking
- Easy/convenient access to I-695 and I-95 and Routes 43, 40 & 7
- Close proximity to White Marsh Town Center and its many amenities

AVAILABLE:

1,400 OR 2,800 SF  
(4,200 SF NON-CONTIGUOUS)

2,800 SF W/  
TWO 12'x12' DRIVE-INS

1,400 SF W/  
ONE 12'x12' DRIVE-IN

ZONING:

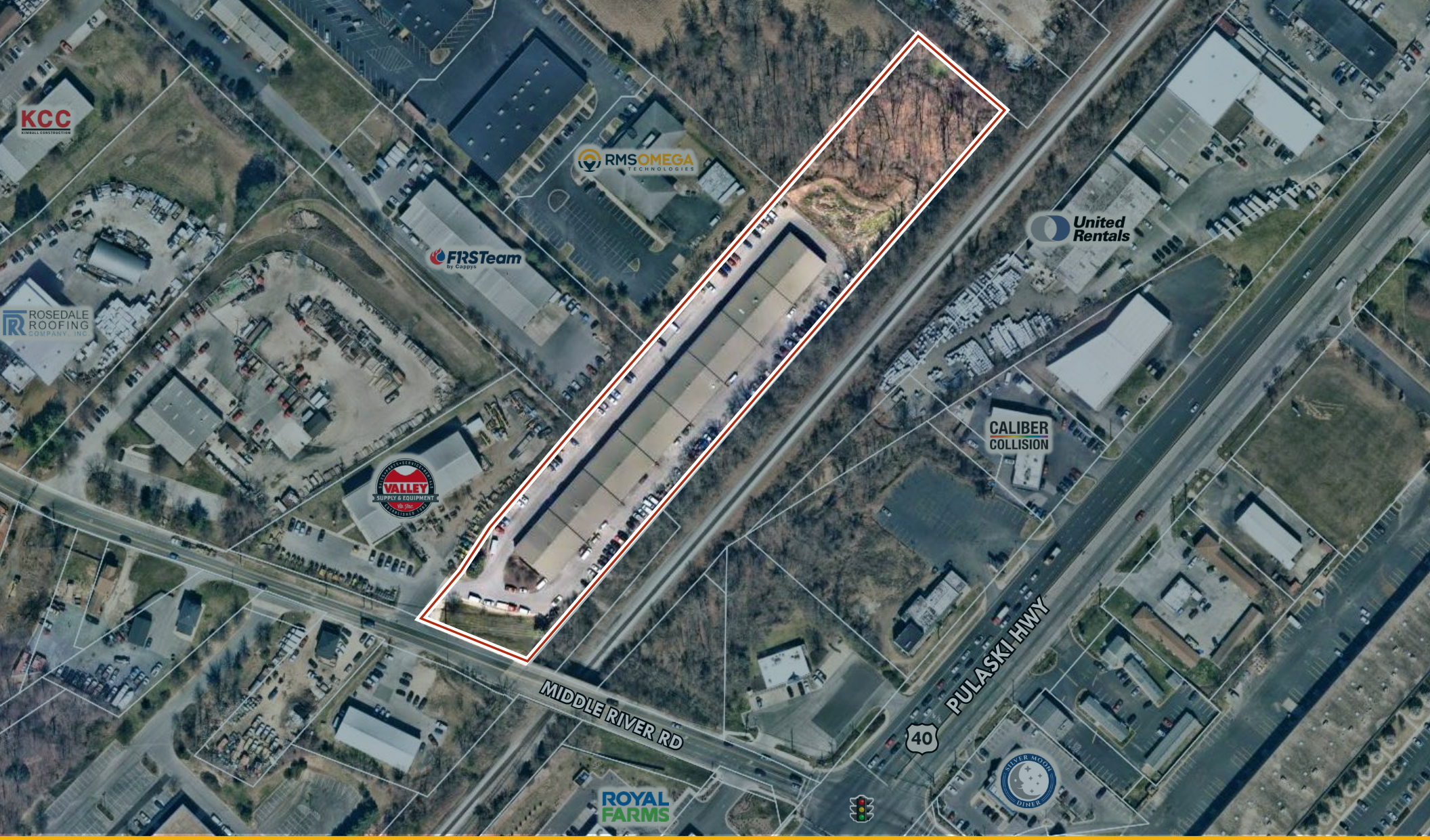
ML IM  
(MANUFACTURING, LIGHT)  
[INDUSTRIAL, MAJOR DISTRICT]  
*Acceptable uses include assembly,  
distribution, warehouse storage,  
contractors office*

RENTAL RATE:

NEGOTIABLE



# AERIAL



# LOCAL BIRDSEYE



# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 895**  
1.3 MILES  
4 MIN. DRIVE

**INTERSTATE 695**  
3.2 MILES  
9 MIN. DRIVE

**INTERSTATE 95**  
4.1 MILES  
10 MIN. DRIVE

**PORT OF BALTIMORE**  
14.6 MILES  
20 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)  
*Helen Delich Beutler*  
1706

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT  
21.7 MILES  
25 MIN. DRIVE

**BALTIMORE, MD**  
10.6 MILES  
27 MIN.

**WASHINGTON, DC**  
50.6 MILES  
1 HR. 10 MIN.

**PHILADELPHIA, PA**  
91.9 MILES  
1 HR. 30 MIN.



# FOR MORE INFO **CONTACT:**

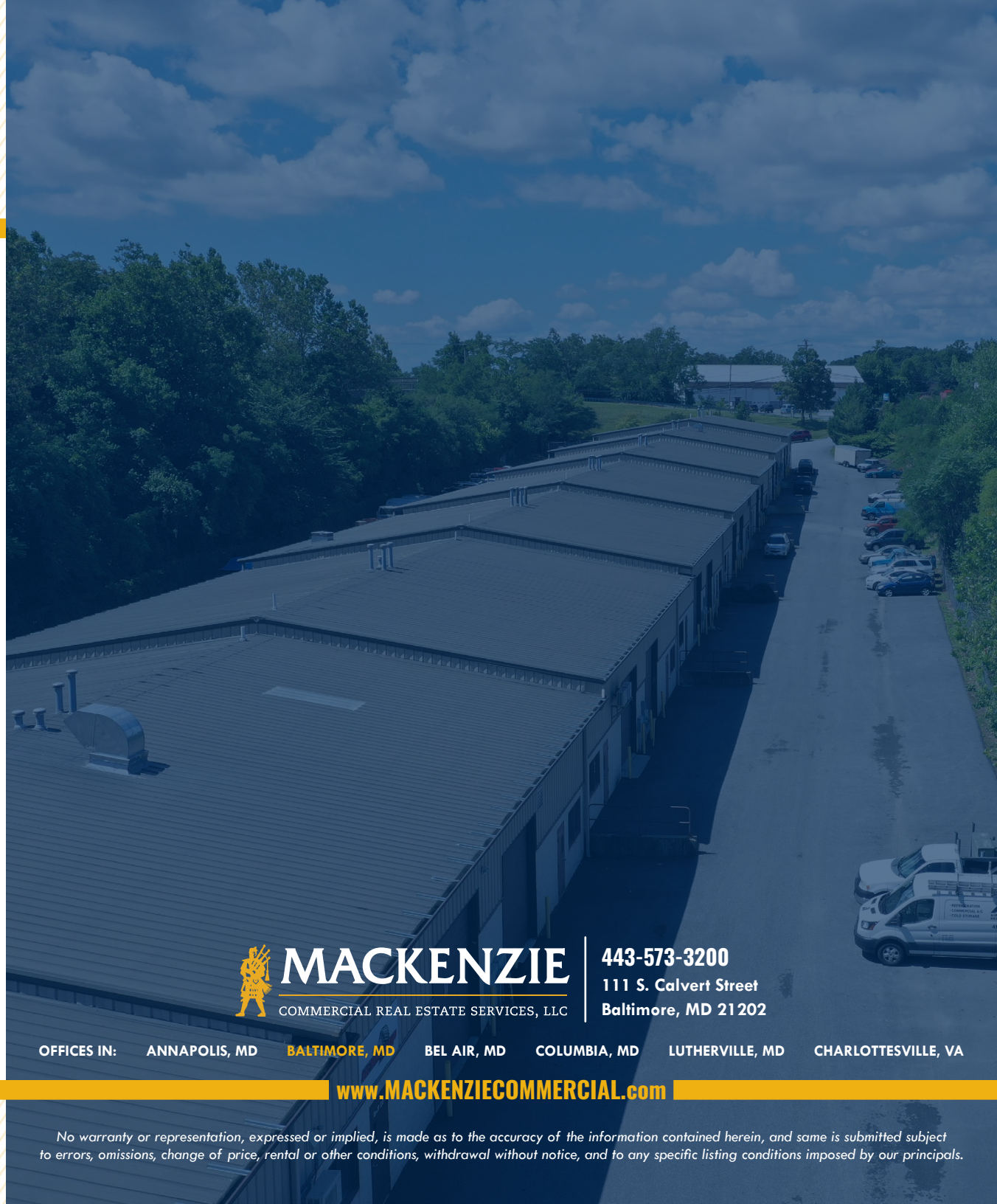


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