

## FLEX/WAREHOUSE SPACE

117 CHURCH LANE | COCKEYSVILLE, MARYLAND 21030







# **PROPERTY** OVERVIEW

#### **HIGHLIGHTS:**

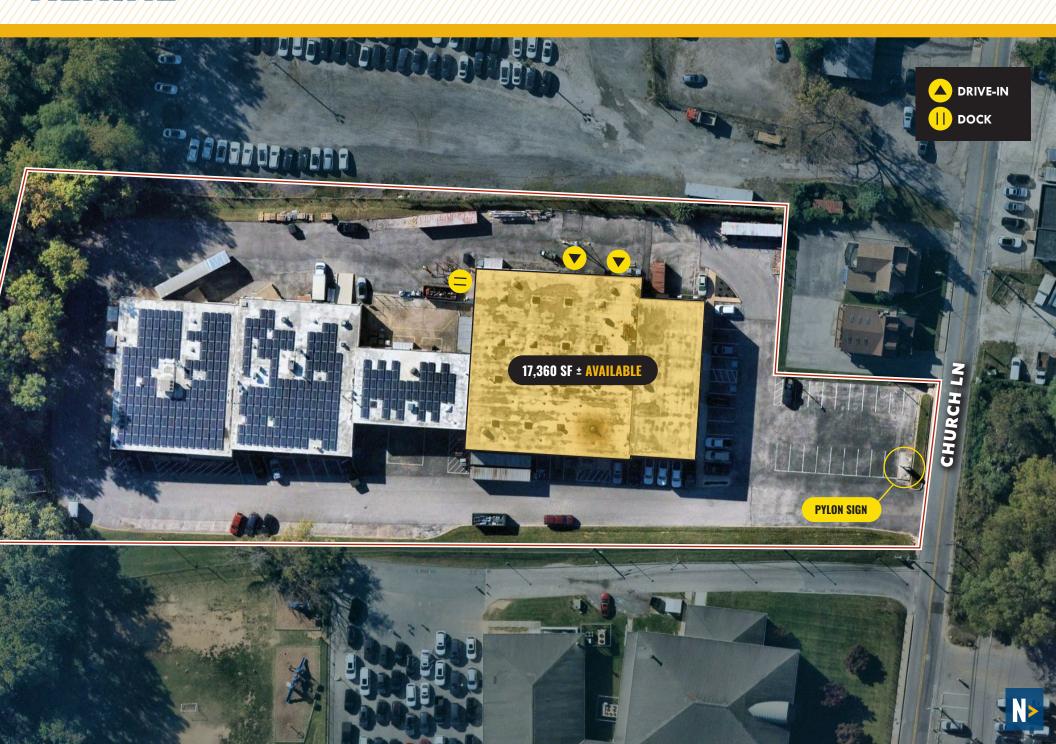
- 17,360 SF flex/warehouse space
- Includes 4,000 SF ± of existing office on 1st floor (front portion of building)
  - » Recently upgraded (paint/carpet)
- Heavy power
- Great access to I-83 via Padonia Road or Warren Road exits
- Close proximity to food, gas, banking and other amenities
- Excellent labor market

AVAILABLE:	1 <i>7,</i> 360 SF ±
CLEAR HEIGHT:	16'-18' ±
DOCKS:	1
DRIVE-INS:	2
POWER:	1200 AMPS; 120/208 VOLT 3 PHASE; 4 WIRE
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	NEGOTIABLE





### **AERIAL**



## LOCAL BIRDSEYE



### TRADE AREA

#### **DRIVING DISTANCE TO:**



0.3 MILES **1 MIN. DRIVE** 



1.6 MILES
4 MIN. DRIVE



4.7 MILES **8 MIN. DRIVE** 



23.1 MILES

30 MIN. DRIVE
(SEAGIRT
MARINE TERMINAL)



27.4 MILES **30 MIN. DRIVE** 

BALTIMORE, MD

16.0 MILES **21 MIN.** 

WASHINGTON, DC

56.3 MILES **1 HR. 10 MIN.** 

PHILADELPHIA, PA

107.0 MILES **1 HR. 40 MIN.** 

RICHMOND, VA

171.0 MILES **2 HRS. 45 MIN.** 



# FOR MORE INFO CONTACT:



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