



FLEX/WAREHOUSE SPACE

117 CHURCH LANE | COCKEYSVILLE, MARYLAND 21030

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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:	17,360 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



- DRIVE-IN
- DOCK

17,360 SF ± AVAILABLE

PYLON SIGN

CHURCH LN



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

45 0.3 MILES
1 MIN. DRIVE

83 1.6 MILES
4 MIN. DRIVE

695 4.7 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
23.1 MILES
30 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)
Helen Delich Beutler

BWI
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT
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:



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com



DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com



KETCH SECOR

SENIOR VICE PRESIDENT

410.409.0990

KSECOR@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

111 S. Calvert Street
Baltimore, MD 21202

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

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.