



# FLEX BUILDING

129 INDUSTRY LANE | FOREST HILL, MARYLAND 21050

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Flex building with multiple suite options
- At grade loading doors for each suite
- 4 proposed 10' w x 12' h drive-in doors (1 per 2,500 SF ± bay)
- Ample on-site parking
- Easy access to Routes 1 and 24
- Close proximity to the many services and amenities of Bel Air and Forest Hill

AVAILABLE:	2,500-10,000 SF ±
BUILDING SIZE:	16,182 SF ±
LOT SIZE:	.91 ACRES ±
CLEAR HEIGHT:	13' ±
DRIVE INS (PROPOSED):	1 PER 2,500 SF BAY (4 TOTAL)
ZONING:	CI (COMMERCIAL INDUSTRIAL DISTRICT)
RENTAL RATE:	\$10.00 PSF, NNN (\$2.50 PSF)



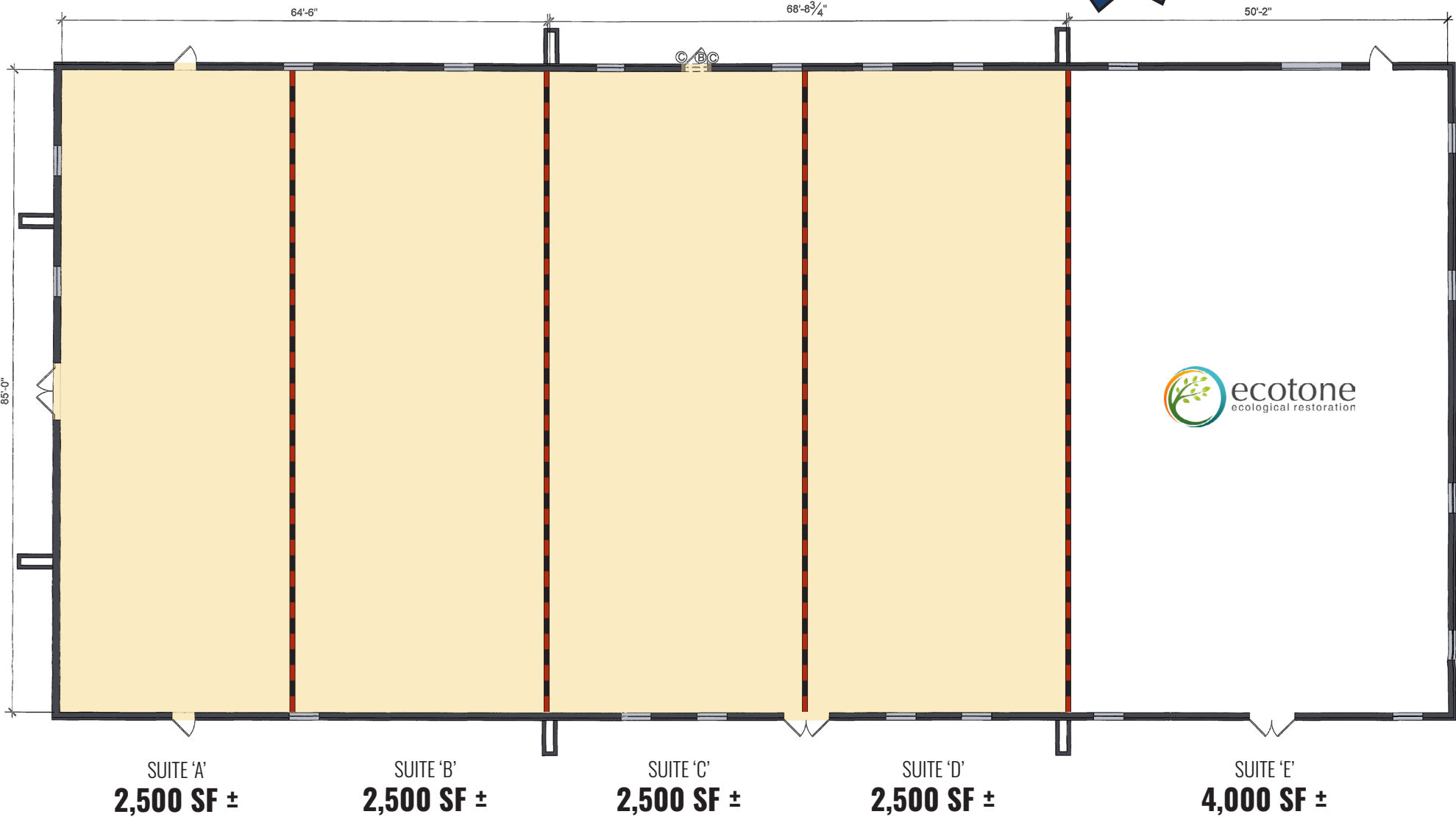
# FLOOR PLAN: EXISTING

**CAN BE  
COMBINED  
UP TO  
10K SF ±**



# FLOOR PLAN: PROPOSED

**CAN BE  
COMBINED  
UP TO  
10K SF ±**



# LOCAL TRADE AREA



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



7,000

36,310

79,873

## DAYTIME POPULATION



7,792

30,233

78,417

## AVERAGE HOUSEHOLD INCOME



\$144,402

\$148,867

\$149,476

## NUMBER OF HOUSEHOLDS



2,650

13,408

30,045

## MEDIAN AGE

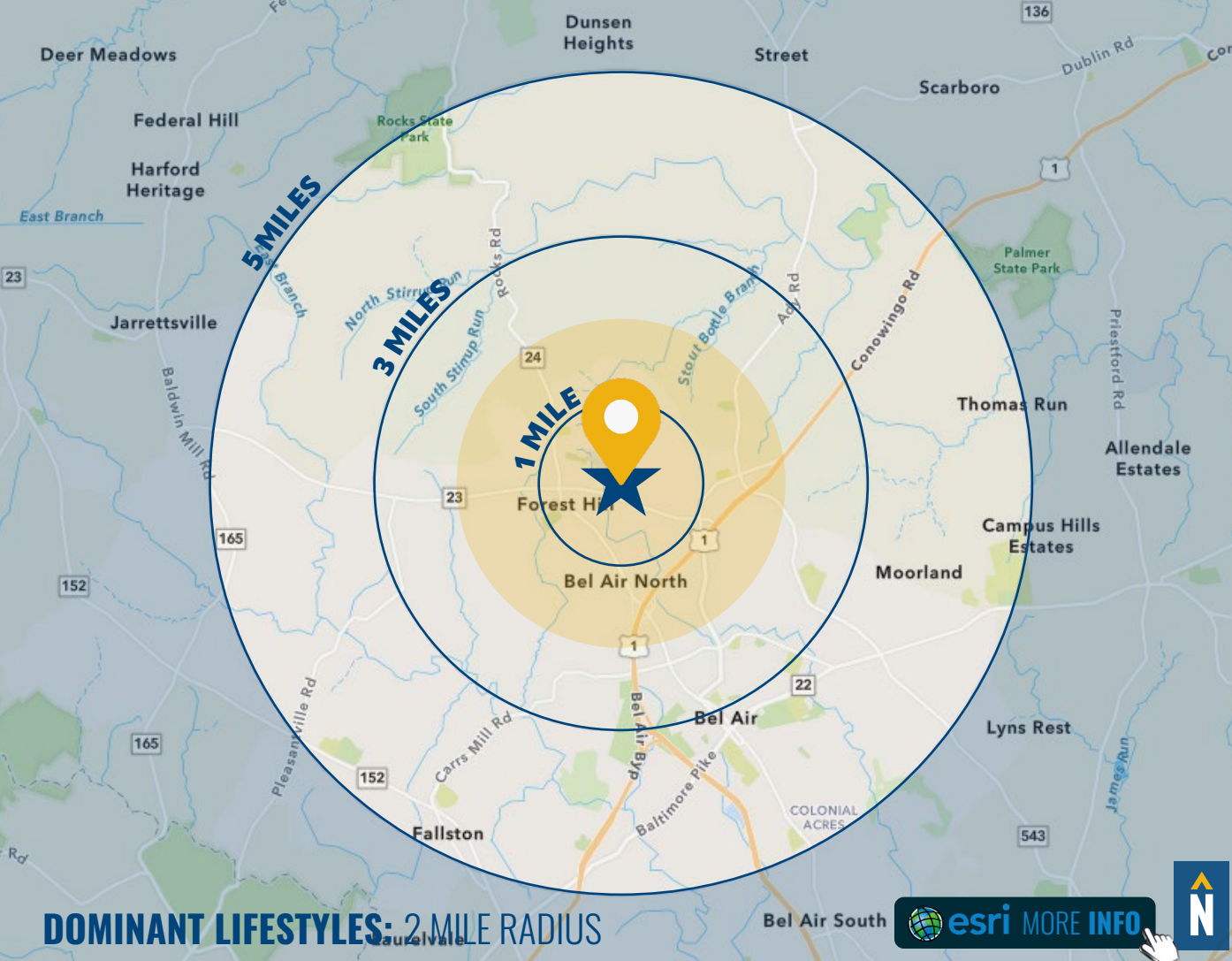


42.3

41.2

42.5

[FULL DEMOS REPORT](#)



**21%**  
PROFESSIONAL  
PRIDE



These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

Median Age: **40.8**  
Median Household Income: **\$138,100**

**18%**  
SAVVY  
SUBURBANITES



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: **45.1**  
Median Household Income: **\$108,700**

**13%**  
PLEASANTVILLE



Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

Median Age: **42.6**  
Median Household Income: **\$92,900**

# FOR MORE INFO **CONTACT:**



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