FLEX BUILDING

1407 SHOEMAKER ROAD | BALTIMORE, MARYLAND 21209

FOR **SALE**

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC
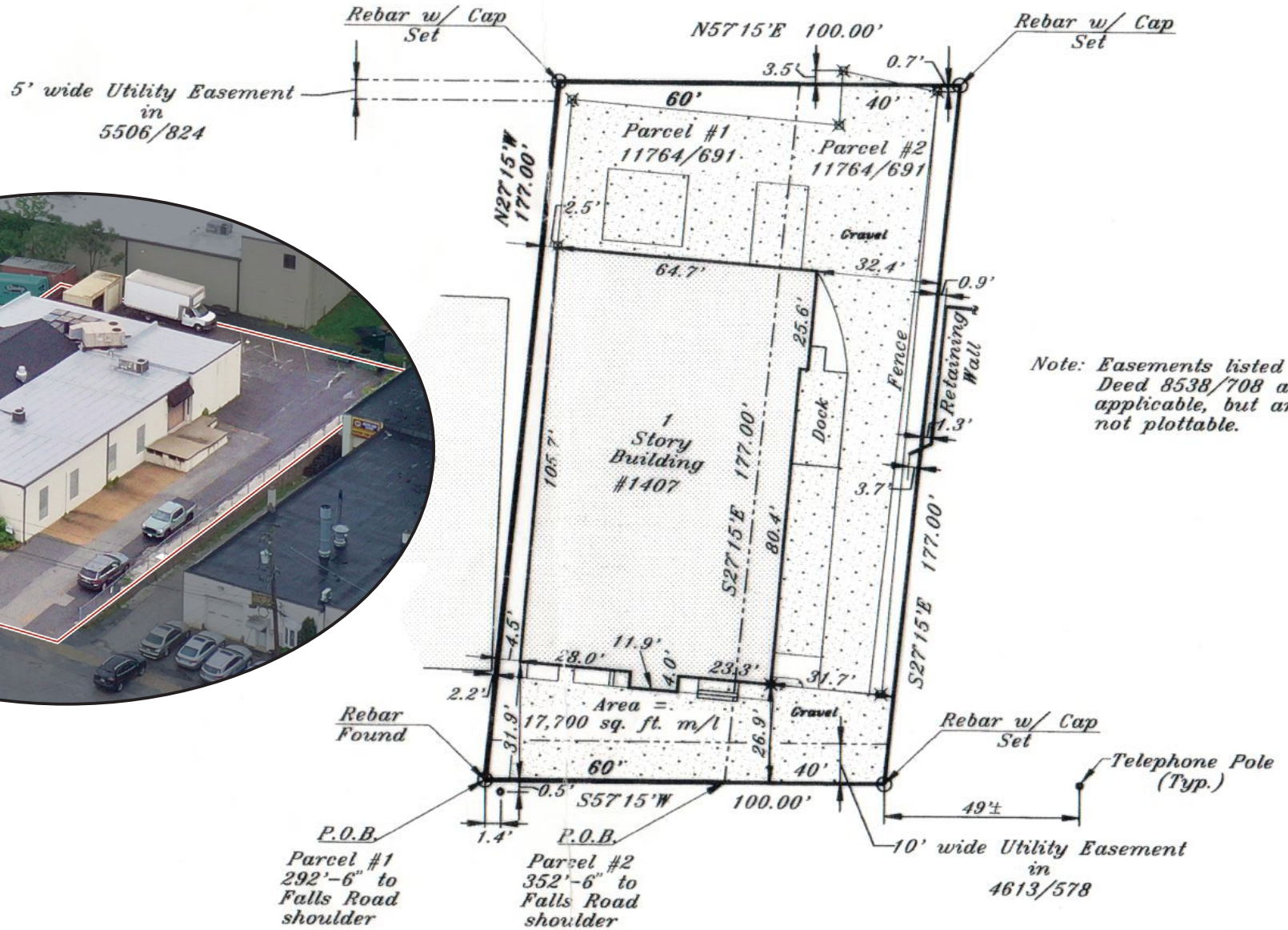
PROPERTY OVERVIEW

HIGHLIGHTS:

- Both dock and drive-in door loading

- 3 Phase Electrical Service Power

- New roofs on both sides of the building

- Entire property is heated and air conditioned

- ML IM (Manufacturing, Light, Industrial, Major District) zoning

- Easy access to I-83, I-695, I-795

- Close proximity to both Downtown Baltimore as well as Baltimore County hubs like Towson, Timonium, Owings Mills and Pikesville

BUILDING SIZE:	6,770 SF ±
LOT SIZE:	.407 ACRES ±
CLEAR HEIGHT:	8'-13' ±
LOADING:	1 DOCK PLATFORM (2 TRUCK POSITIONS: 12' W x 8' H) 1 DRIVE IN (12' W x 8' H)
ZONING:	ML IM (MANUFACTURING, LIGHT), [INDUSTRIAL, MAJOR DISTRICT]
SALE PRICE:	NEGOTIABLE

GOOGLE **STREET VIEW**

SHOEMAKER RD

177' ±

96' ±

SURVEY

Rebar w/ Cap
Set

N5715'E 100.00'

Rebar w/ Cap
Set

5' wide Utility Easement
in
5506/824

3.5'   0.7'

60'   40'

Parcel #1
11764/691

Parcel #2
11764/691

N2715'W
177.00'

2.5'

Gravel

64.7'   32.4'   0.9'

25.6'

Note: Easements listed in
Deed 8538/708 are
applicable, but are
not plottable.

105.7'

1
Story
Building
#1407

S2715'E 177.00'

Dock

Fence

Retaining Wall

1.3'

3.7'

80.4'

S2715'E 177.00'

4.5'

28.0'   11.9'   23.3'   31.7'

4.0'

Gravel

31.9'

2.2'

Area =
17,700 sq. ft. m/l

26.9'

Rebar w/ Cap
Set

Telephone Pole
(Typ.)

Rebar
Found

60'   40'

0.5' S5715'W   100.00'

49'±

1.4'

P.O.B.
Parcel #1
292'-6" to
Falls Road
shoulder

P.O.B.
Parcel #2
352'-6" to
Falls Road
shoulder

10' wide Utility Easement
in
4613/578

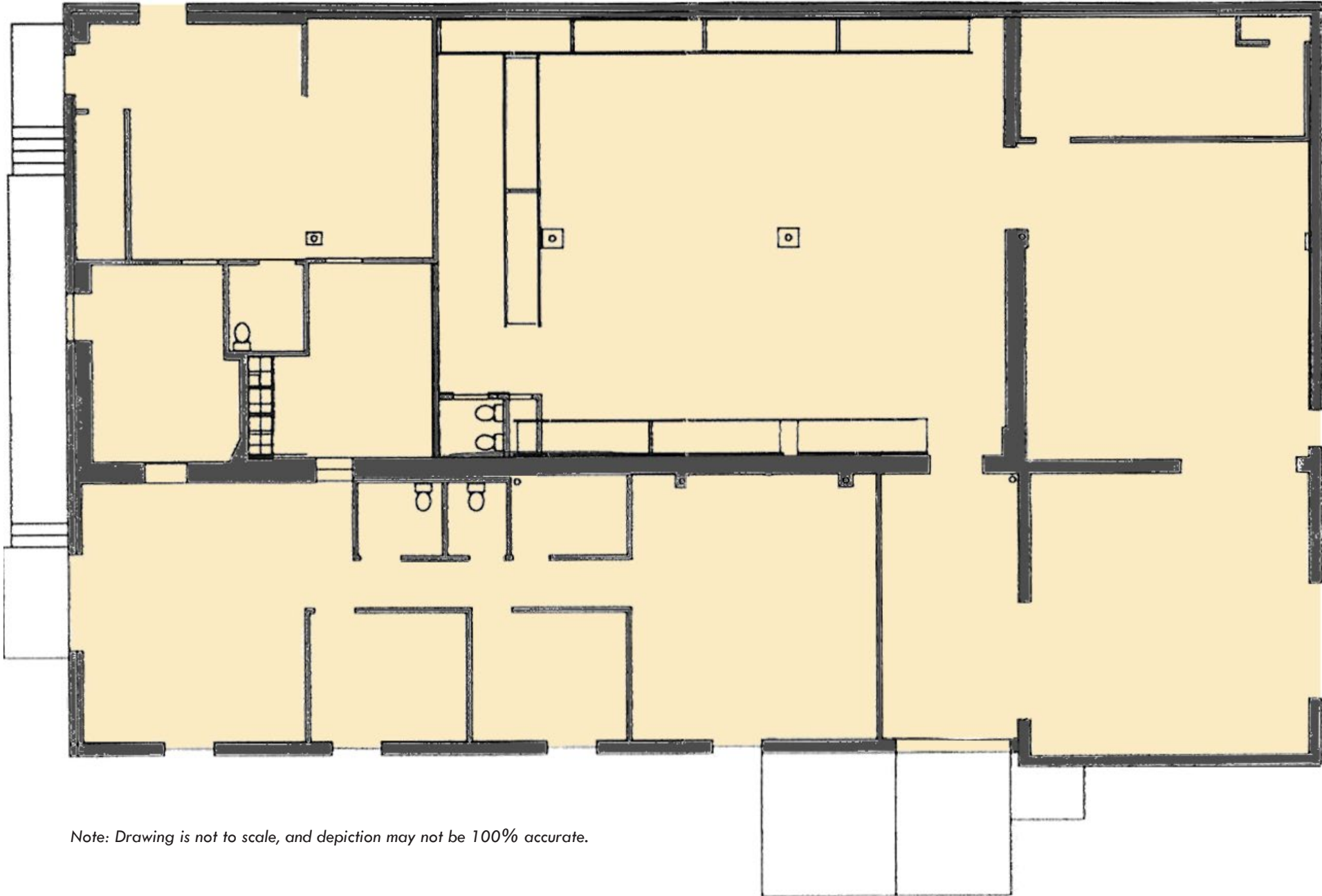## SHOEMAKER ROAD
(25' Right of Way)

Property lies in Flood Zone
C

Note: Drawing is not to scale, and depiction may not be 100% accurate.

CFG Bank

COPPERMINE
RACQUET & FITNESS

INTERSTATE 83

TIAA

SITE

CLARKVIEW RD

BARE HILLS AVE

GARDEN
GROUNDS
EARTH WOOD & FIRE
coal-fired cuisine

SIMPLY BEAUTIFUL
FLOWERS & GIFTS

PULASKI HWY

MVK | MILL VALLEY
KITCHENS

FREEDOMCAR

BareHillsAutomotive

25

FALLS RD

N

TRADE
AREA

DRIVING DISTANCE TO:

INTERSTATE 83
1.7 MILES
4 MIN. DRIVE

INTERSTATE 695
3.0 MILES
7 MIN. DRIVE

INTERSTATE MARYLAND 795
6.5 MILES
10 MIN. DRIVE

BWI BALTIMORE/WASHINGTON INTERNATIONAL Thurgood Marshall AIRPORT
22.4 MILES
25 MIN. DRIVE

PORT OF BALTIMORE 1706 Helen Delich Bentley
23.4 MILES
27 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD
8.4 MILES
14 MIN.

WASHINGTON, DC
51.4 MILES
1 HR. 10 MIN.

PHILADELPHIA, PA
107.0 MILES
1 HR. 50 MIN.

RICHMOND, VA
165.0 MILES
2 HRS. 45 MIN.

3 MILES

THE SHOPS AT KENILWORTH

SITE

GBMC

TU TOWSON UNIVERSITY

UNIVERSITY of MARYLAND St. JOSEPH MEDICAL CENTER

QUARRY LAKE AT GREENSPRING

BARE HILLS CORPORATE PARK

YORK ROAD PLAZA

ANNESLIE SHOPPING CENTER

MT. WASHINGTON MILL

BELVEDERE SQUARE

MT. WASHINGTON CENTER

NOTRE DAME OF MARYLAND UNIVERSITY

pimlico Home of The Preakness

SINAI HOSPITAL a LifeBridge Health center

THE VILLAGE OF CROSS KEYS

LOYOLA UNIVERSITY MARYLAND

N

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

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