



# WAREHOUSE/SERVICE SPACE

1704 CONOWINGO ROAD | BEL AIR, MARYLAND 21014

FOR  
LEASE



7,500 SF  
AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 7,500 SF ± warehouse/service space
- 5 drive-thru bays (10 doors: 12' w x 14' h)
- Outdoor storage potential for trucks/vehicles/equipment
- Gas fired radiant heat and recycled oil heaters
- Floor drain
- Heavy power
- Signage potential
- Easy access to Route 23 (East-West Hwy), Route 1 (Bel Air Bypass) and Route 24 (Rock Spring Rd)
- Within 5 minute drive to I-95

AVAILABLE:	7,500 SF ± (85' W x 85' D ±)
CLEAR HEIGHT:	14'-18' ±
DRIVE-INS:	10 (12' W x 14' H) (5 DRIVE-THRU BAYS)
ZONING:	CI (COMMERCIAL INDUSTRIAL DIST.)
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW

# AERIAL



 DRIVE-IN

CONOWINGO RD

UNDERWOOD LN

LIBERTY LEADERSHIP ACADEMY



# ADDITIONAL PHOTOS



# LOCAL BIRDSEYE



LIBERTY LEADERSHIP ACADEMY

23

BEL AIR BYPASS

EAST-WEST HWY

UNDERWOOD LN

CONOWINGO RD



# TRADE AREA

## DRIVING DISTANCE TO:

**23** 0.1 MILES  
1 MIN. DRIVE

**1** 0.3 MILES  
2 MIN. DRIVE

**24** 1.5 MILES  
3 MIN. DRIVE

 29.8 MILES  
**35 MIN. DRIVE**  
(SEAGIRT MARINE TERMINAL)

 38.9 MILES  
**43 MIN. DRIVE**

**BALTIMORE, MD** 29.2 MILES  
**42 MIN.**

**WASHINGTON, DC** 67.8 MILES  
**1 HR. 30 MIN.**

**PHILADELPHIA, PA** 80.5 MILES  
**1 HR. 25 MIN.**

**RICHMOND, VA** 184.0 MILES  
**3 HRS. 0 MIN.**



# FOR MORE INFO **CONTACT:**



**DANIEL HUDAK, SIOR**  
*SENIOR VICE PRESIDENT & PRINCIPAL*  
**443.573.3205**  
DHUDAK@mackenziecommercial.com



**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



**ALTON CURRY**  
*REAL ESTATE ADVISOR*  
**443.841.9780**  
ACURRY@mackenziecommercial.com



**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](http://www.MACKENZIECOMMERCIAL.com)



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