



# FLEX/WAREHOUSE SPACE

2001-2003 GREENSPRING DRIVE | TIMONIUM, MARYLAND 21093

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 6,182 SF ± flex/warehouse space available
- Newly renovated warehouse & showroom (2024)
- Pylon and facade signage available
- Visibility on Greenspring Drive with mix of retail, office, flex and warehouse users
- Partially conditioned warehouse space (ability to become fully conditioned)
- Just off of York Road corridor and its many amenities
- Excellent access to I-83, I-695

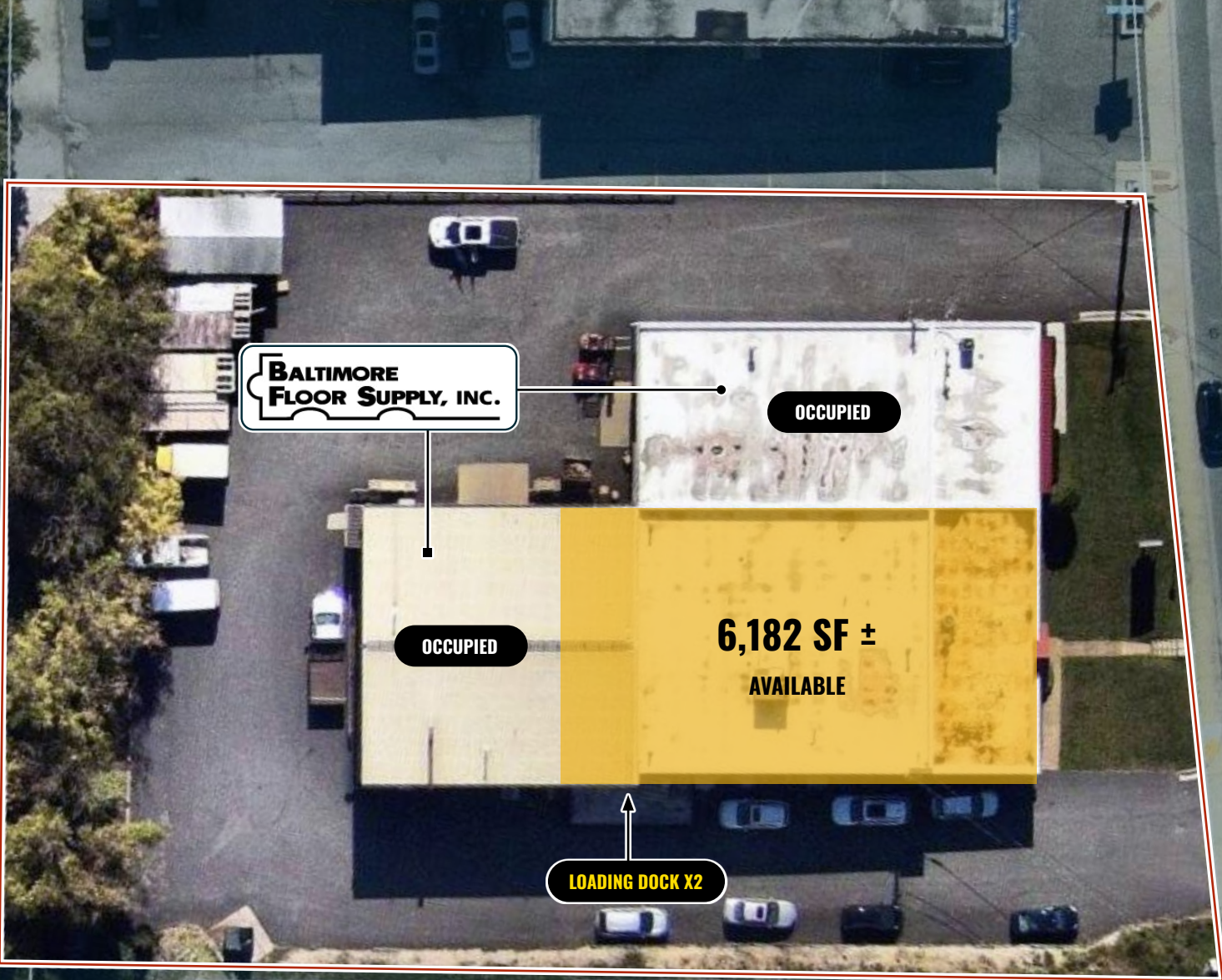
AVAILABLE:	6,182 SF ±
LOT SIZE:	1.0 ACRE ±
CLEAR HEIGHT	16' ± (WAREHOUSE)
LOADING:	2 DOCK DOORS
ZONING:	ML 1M (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	\$14.35 PSF, NNN



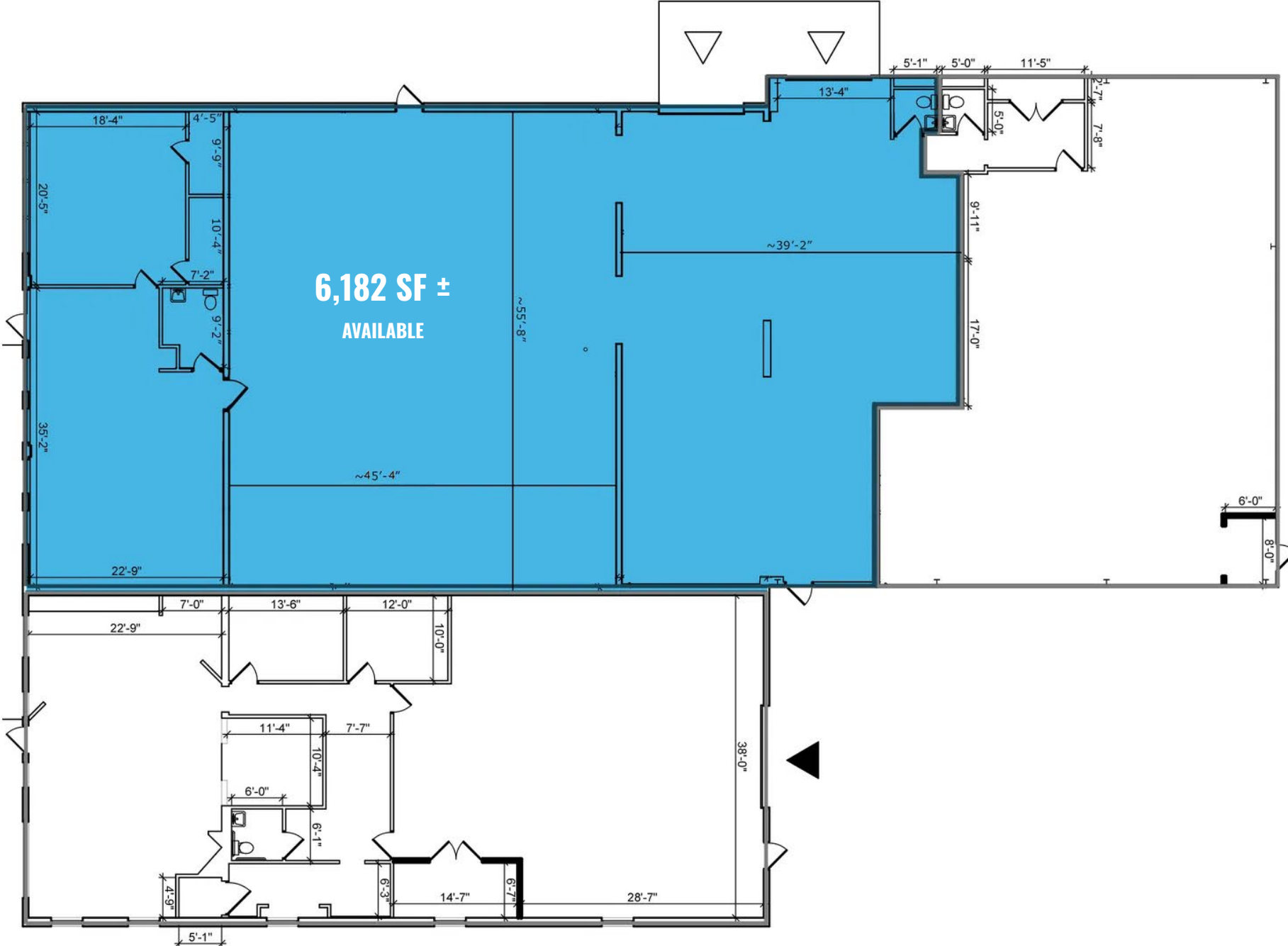
**NEWLY RENOVATED FACADE!**



# AERIAL



# FLOOR PLAN



# LOCAL BIRDSEYE



83

Self Storage  
BAL GROUND  
BALTIMORE

INTERSTATE  
83

LOYOLA  
UNIVERSITY MARYLAND

PRO GRASS  
LAWN & ORNAMENTAL CARE

CHASON  
SERVICE ENGINEERS

Communications  
Electronic

Tires Auto

NORTHEASTERN  
SUPPLY

PRICELESS  
CARPET ONE FLOOR & HOME

SITE

GREENSPRING DR

McArdle  
& Walsh, Inc.



# TRADE AREA

## DRIVING DISTANCE TO:

**45** 0.5 MILES  
1 MIN. DRIVE

**83** 0.6 MILES  
2 MIN. DRIVE

**695** 1.9 MILES  
3 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
20.5 MILES  
23 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

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

**BALTIMORE, MD** 13.4 MILES  
15 MIN.

**WASHINGTON, DC** 53.6 MILES  
1 HR. 7 MIN.

**PHILADELPHIA, PA** 104.0 MILES  
1 HR. 40 MIN.

**RICHMOND, VA** 171.0 MILES  
2 HRS. 40 MIN.



# FOR MORE INFO **CONTACT:**



## **NICK MAGGIO**

REAL ESTATE ADVISOR

**410.494.4880**

**NMAGGIO@mackenziecommercial.com**



## **PATRICK J. SMITH**

REAL ESTATE ADVISOR

**847.346.2701**

**PJSMITH@mackenziecommercial.com**



## **MIKE RUOCCO**

SENIOR VICE PRESIDENT & PRINCIPAL

**410.494.4868**

**MRUOCCO@mackenziecommercial.com**



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

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

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



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

*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.*