



FLEX/WAREHOUSE SPACE

49 NEW PLANT COURT | OWINGS MILLS, MARYLAND 21117

FOR
LEASE

10,900 SF ± AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 10,900 SF ± flex/warehouse space
- 1,000 SF ± office build-out
- Three (3) dock high doors
- 20' ± clear height (best in market)
- Close proximity to the Owings Mills Metro Station
- Convenient to the many amenities and services of Owings Mills (Foundry Row, Metro Centre, etc.)
- Easy access to Route 140, I-795 and I-695

AVAILABLE:	10,900 SF ±
CLEAR HEIGHT:	20' ±
DOCKS:	3
ZONING:	ML 1M (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	\$10.95 PSF, NNN



AERIAL



10.900 SF ± AVAILABLE

NEW PLANT CT



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

140 0.8 MILES
3 MIN. DRIVE

795 1.1 MILES
3 MIN. DRIVE

695 5.4 MILES
7 MIN. DRIVE

BWI BALTIMORE WASHINGTON INTERNATIONAL AIRPORT
21.1 MILES
26 MIN. DRIVE

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

BALTIMORE, MD 20.4 MILES
23 MIN.

WASHINGTON, DC 50.1 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA 115.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 160.0 MILES
2 HRS. 48 MIN.



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