



# TIMONIUM COMMERCE PARK

9502-9644 DEERECO ROAD | TIMONIUM, MARYLAND 21093

FOR  
**SUBLEASE**



SUITE 9580  
**2,700 SF  
AVAILABLE**

SUITE 9566-9568  
**2,700-5,400 SF  
AVAILABLE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

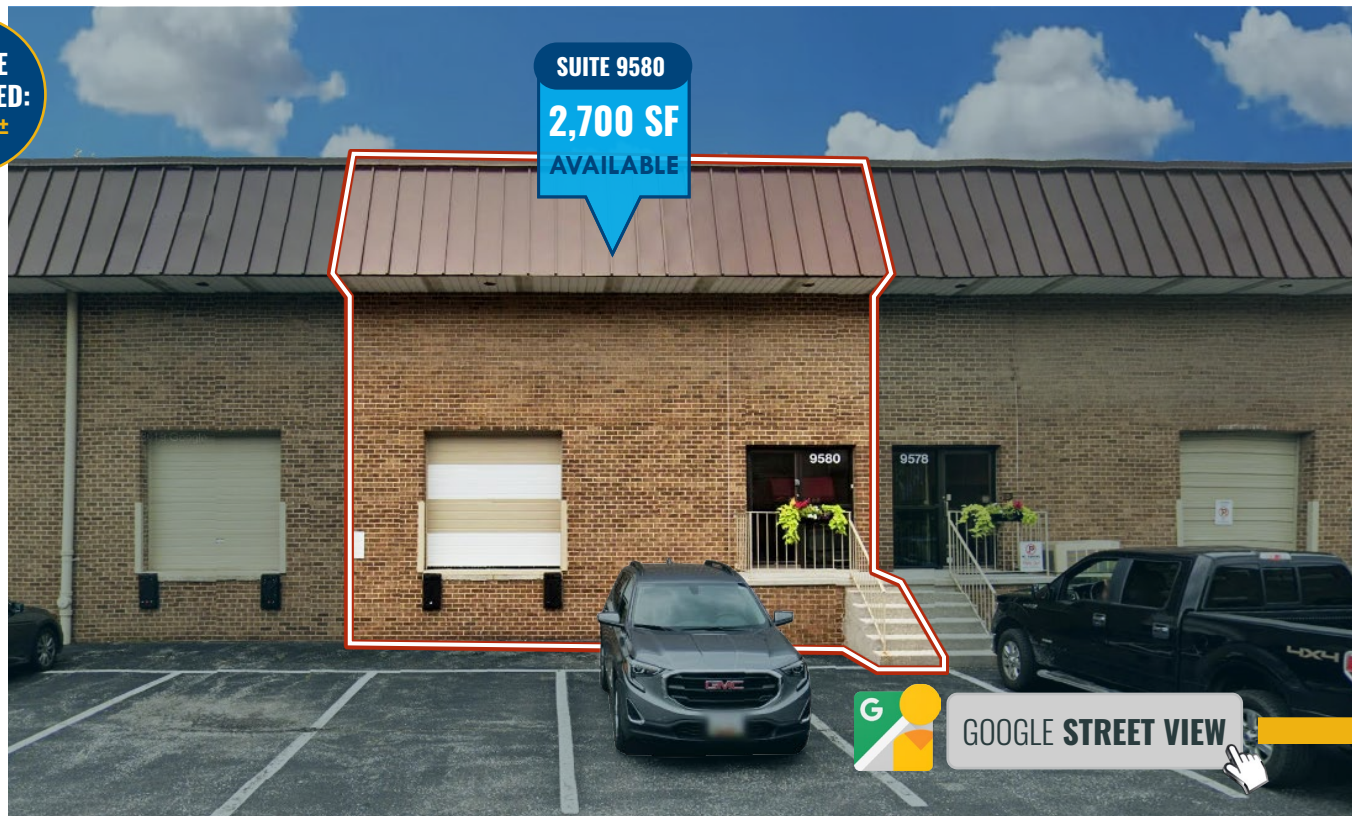
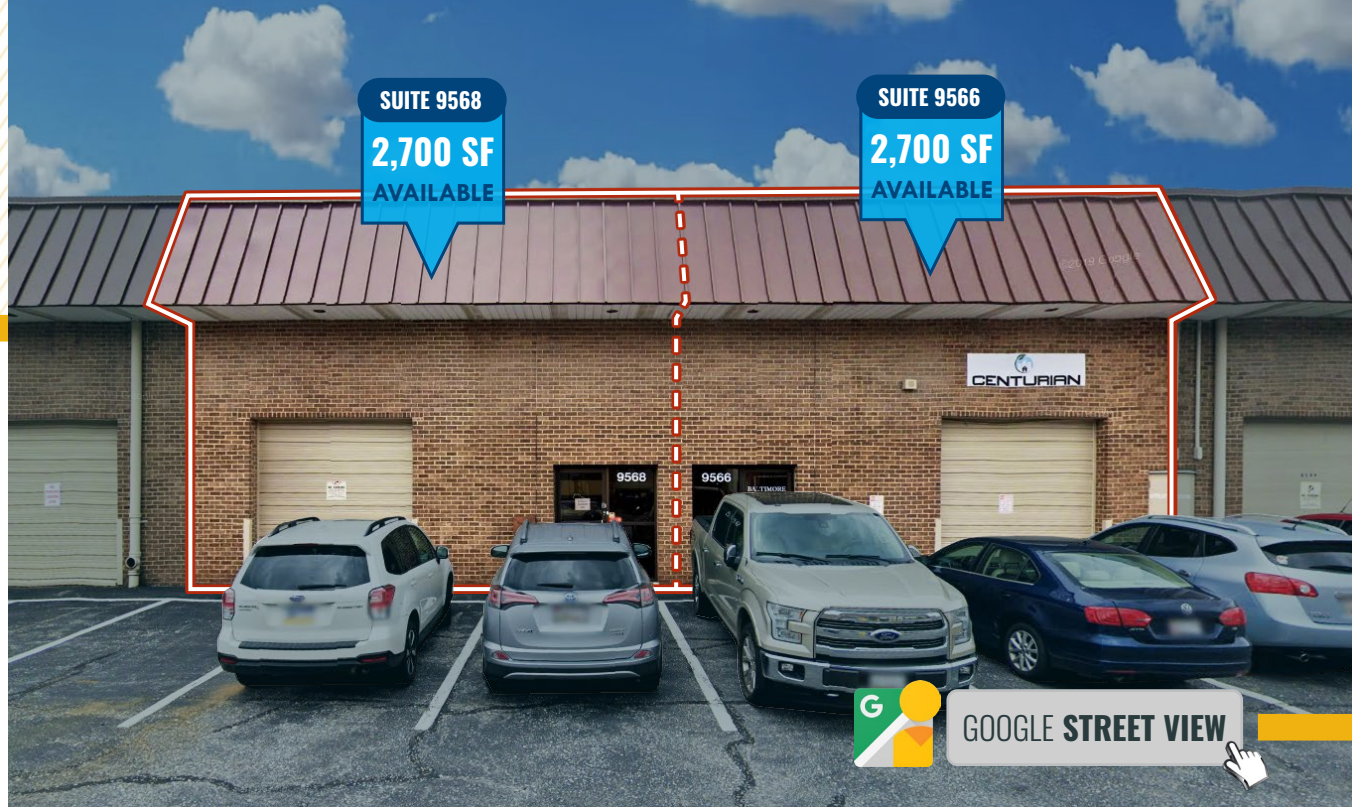


# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Three (3) suites available: 2,700 SF ± each (Adjacent suites can be combined to 5,400 SF ±)
- Easy access to the York Road Corridor, with Cockeysville/Hunt Valley to the north and Timonium/Towson to the south
- Easy access to I-83 and I-695

AVAILABLE:	2,700 SF ± (SUITE 9566)
	2,700 SF ± (SUITE 9568)
	2,700 SF ± (SUITE 9580)
	<b>CAN BE COMBINED: 5,400 ±</b>
CLEAR HEIGHT:	22' ±
LOADING:	SUITE 9566: 1 DRIVE-IN
	SUITE 9568: 1 DRIVE-IN
	SUITE 9580: 1 DOCK
SPRINKLER:	WET
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
LEASE TERM THRU:	NOVEMBER 30, 2027





# AERIAL



CAN BE  
COMBINED:  
5,400 ±

2,700 SF ±

2,700 SF ±  
2,700 SF ±

DEERECO RD





# TRADE AREA

## DRIVING DISTANCE TO:

**45** 0.7 MILES  
2 MIN. DRIVE

**83** 0.7 MILES  
2 MIN. DRIVE

**695** 3.0 MILES  
5 MIN. DRIVE

**BWI**  
BALTIMORE WASHINGTON  
INTERNATIONAL  
THUNDERBOLT AIRPORT  
26.3 MILES  
25 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
21.4 MILES  
25 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BALTIMORE, MD** 14.4 MILES  
18 MIN.

**WASHINGTON, DC** 49.5 MILES  
1 HR. 20 MIN.

**PHILADELPHIA, PA** 105.0 MILES  
1 HR. 50 MIN.

**RICHMOND, VA** 168.0 MILES  
3 HRS. 15 MIN.





# FOR MORE INFO CONTACT:



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