

# INDUSTRIAL SPACE FOR LEASE

Williamson Lane Industrial Park | Cockeysville, MD 21030



<b>BUILDING NAME:</b>	Williamson Lane Industrial Park
<b>STREET ADDRESS:</b>	Oak Lane, Warehouse U-3 Cockeysville, MD 21030
<b>AVAILABLE SPACE:</b>	6,600 square feet
<b>LEASE TYPE:</b>	Industrial Gross
<b>BASE RENTAL RATE:</b>	\$2,600 per month
<b>LEASE TERM:</b>	Open
<b>DATE AVAILABLE:</b>	June 2019
<b>ESCALATION:</b>	2% annually
<b>ZONING:</b>	ML, which is Baltimore County's designation for Manufacturing/Light
<b>BUILDING STORIES:</b>	One
<b>CEILING HEIGHT:</b>	15'
<b>SPRINKLER:</b>	Dry system
<b>LOADING FACILITY:</b>	One (1) drive-in
<b>RESTROOM(S):</b>	None
<b>UTILITY:</b>	Electric only
<b>HEATING and AC:</b>	None
<b>HIGHLIGHTS:</b>	<ul style="list-style-type: none"><li>• Convenient location to Hunt Valley</li><li>• Easy access to I-83 at Warren and Shawan Roads</li><li>• Ideal for storage use</li><li>• 200 AMP – 3 phase electric service</li></ul>

2/14/2019