

INDUSTRIAL SPACE FOR LEASE

Williamson Lane Industrial Park | Cockeyville, MD 21030



BUILDING NAME:	Williamson Lane Industrial Park
STREET ADDRESS:	10821 Williamson Lane, Unit E, Section 4 Cockeyville, MD 21030
AVAILABLE SPACE:	7,452 square feet
OFFICE BUILD-OUT:	Six offices
ZONING:	ML
LEASE TYPE:	Industrial Gross
BASE RENTAL RATE:	\$4,100 per month
LEASE TERM:	3 plus years
DATE AVAILABLE:	Immediate
ESCALATION:	3% annually
ZONING:	ML, which is Baltimore County's designation for Manufacturing/Light
BUILDING STORIES:	One
CEILING HEIGHT:	16'
SPRINKLER:	Dry system
LOADING FACILITY:	One (1) tailgate door
DOOR DIMENSIONS:	8' x 9'
RESTROOM(S):	Two
UTILITY SERVICE:	Public water and sewer
HEATING SERVICE:	Controlled by Tenant
AIR CONDITIONING:	Controlled by Tenant
HIGHLIGHTS:	<ul style="list-style-type: none">• Convenient location to Hunt Valley• Easy access to I-83 at Warren and Shawan Roads• Entire building air conditioned