

WILLIAMSON LANE

INDUSTRIAL
PARK

WILLIAMSON LANE & COCKEYSVILLE ROAD | COCKEYSVILLE, MD 21030

1.0 AC ±
CONTRACTOR'S
YARD
AVAILABLE!

FOR LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



AVAILABLE:	1 ACRE ±
COVERED STORAGE:	1,800 SF ± TOTAL
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	NEGOTIABLE

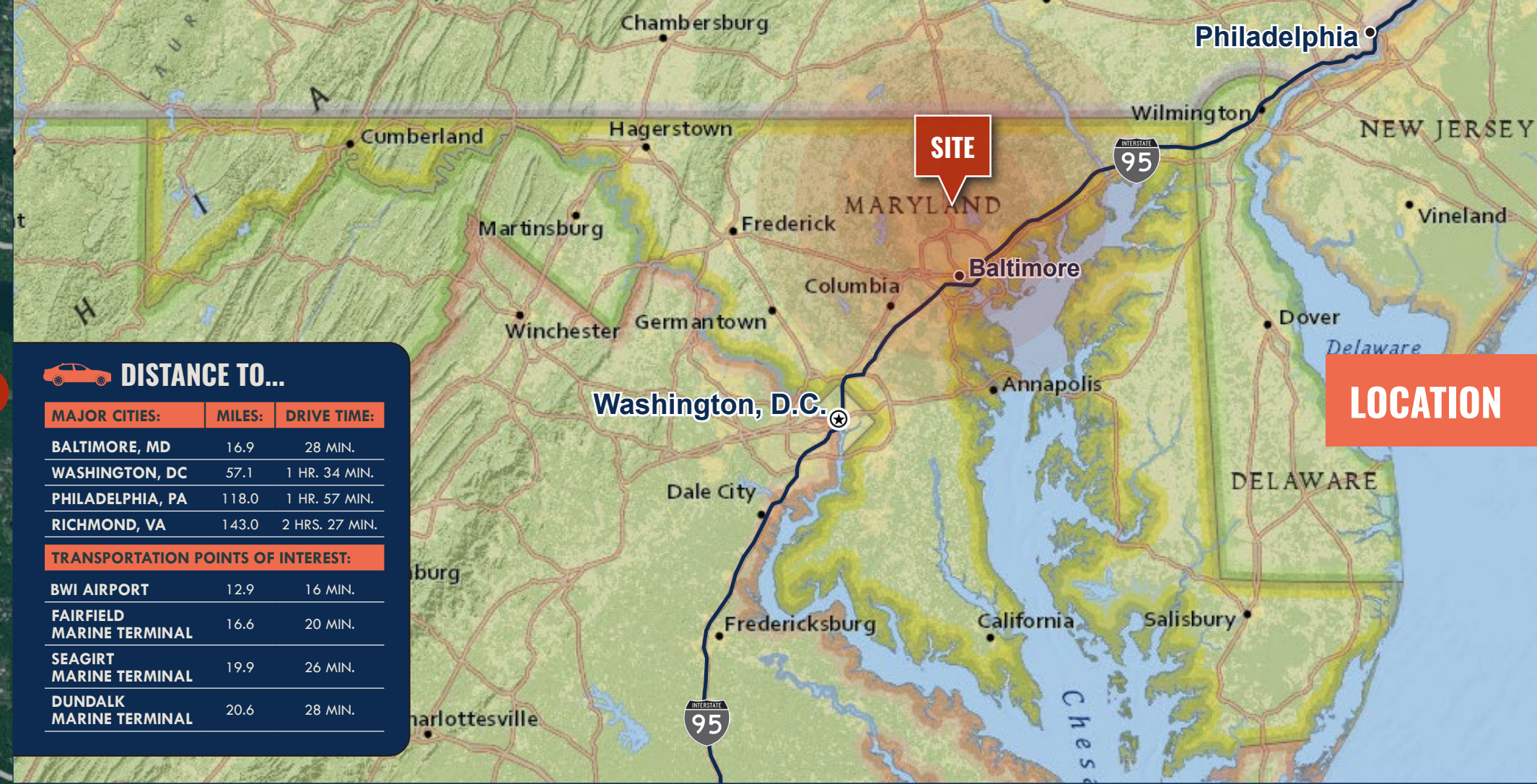


HIGHLIGHTS:

- » Site is **graded** and pole lit
- » Electric service
- » Currently **fenced (electric and activated)** around the property (\$400/mo. if tenant chooses to keep)

- » 1,800 sf \pm of **covered storage** (975 sf \pm shed, 600 sf \pm tent, 300 sf \pm shed)
- » Located just off of **York Road/Rt. 45**
- » Easy access to **I-83**
- » Water
- » Ideal for contractor's yard





DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	16.9	28 MIN.
WASHINGTON, DC	57.1	1 HR. 34 MIN.
PHILADELPHIA, PA	118.0	1 HR. 57 MIN.
RICHMOND, VA	143.0	2 HRS. 27 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
BWI AIRPORT	12.9	16 MIN.
FAIRFIELD MARINE TERMINAL	16.6	20 MIN.
SEAGIRT MARINE TERMINAL	19.9	26 MIN.
DUNDALK MARINE TERMINAL	20.6	28 MIN.





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