



FLEX/WAREHOUSE SPACE

10331 S. DOLFIELD ROAD | OWINGS MILLS, MARYLAND 21117

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 16,418 SF $\pm$ flex/warehouse space
(can be subdivided to 11,455 SF $\pm$)
 - » 10,868 SF $\pm$ warehouse
 - » 5,550 SF $\pm$ office
- Office in excellent condition
- Fully conditioned warehouse
- 14'-5" clear height in warehouse
- 1 dock, 1 drive in
- Furniture available
- Easy access to I-795 and I-695

AVAILABLE:

11,455-16,418 SF $\pm$

CLEAR HEIGHT:

14'-5" $\pm$

DOCKS:

1

DRIVE-INS:

1

ZONING:

ML 1M (MANUFACTURING, LIGHT)
[INDUSTRIAL, MAJOR DISTRICT]



AERIAL / PARCEL OUTLINE



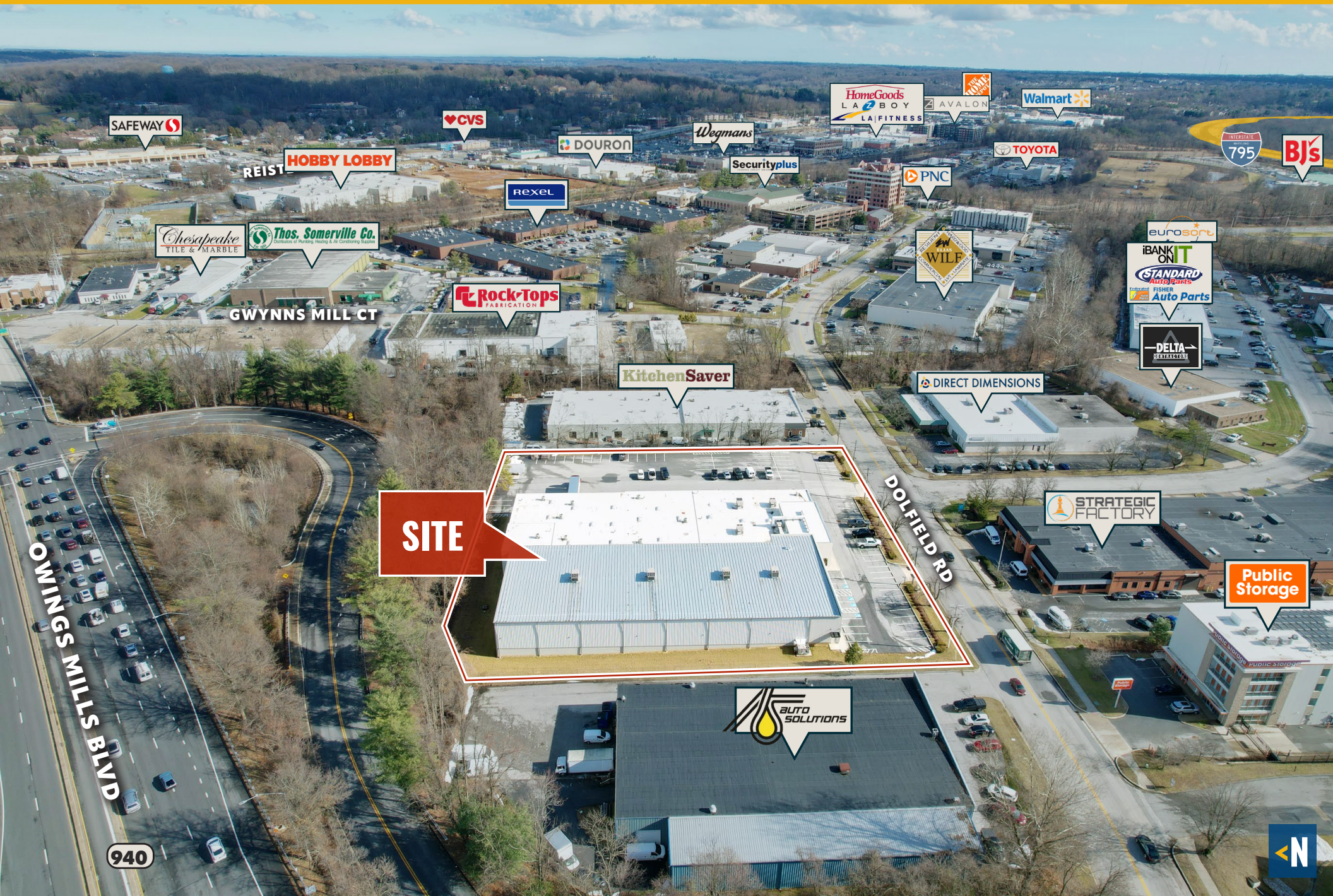
FLOOR PLAN: 16,418 SF TOTAL



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



SAFeway

CVS

DOURON

Wegmans

Securityplus

HomeGoods
LA BOY
LA FITNESS

AVALON

Walmart

TOYOTA

795

BJ's

REIST
HOBBY LOBBY

REXEL

Chesapeake
TILE & MARBLE

Thos. Somerville Co.
Distributors of Plumbing, Heating & Air Conditioning Supplies

GWYNNS MILL CT

Rock-Tops
FABRICATION

KitchenSaver

WILF

DIRECT DIMENSIONS

eurosort
iBANK ON IT
STANDARD
Auto Parts

DELTA
STRUCTURES

STRATEGIC
FACTORY

Public
Storage

AUTO
SOLUTIONS

OWINGS MILLS BLVD

DOLFIELD RD

940



- INDUSTRIAL/BUSINESS PARK**
- RETAIL CENTER**

0.7 MILES
3 MIN. DRIVE

0.7 MILES
3 MIN. DRIVE



1.2 MILES
3 MIN. DRIVE

1.2 MILES
3 MIN. DRIVE



5.3 MILES
7 MIN. DRIVE

5.3 MILES
7 MIN. DRIVE



21.0 MILES
25 MIN. DRIVE



22.0 MILES
27 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD

18.0 MILES
31 MIN.

WASHINGTON, DC

49.8 MILES
1 HR. 17 MIN.

PHILADELPHIA, PA

115.0 MILES
1 HR. 55 MIN.

RICHMOND, VA

163.0 MILES
2 HRS. 55 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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