

SALE/LEASE

INDUSTRIAL/FLEX BUILDING FOR LEASE

1040 CROMWELL BRIDGE ROAD

TOWSON, MD 21204



Patrick Smith, SIOR

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Mackenzie Commercial Real Estate Services, LLC

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SALE/LEASE

 Baltimore County, MD

1040 CROMWELL BRIDGE ROAD

TOWSON, MARYLAND 21204

AVAILABLE

13,560 sf

LOT SIZE

1.15 Acres

SALE PRICE

\$2.6M

ZONING

ML-IM (Manufacturing, Light)

TRAFFIC COUNT

19,311 AADT (Cromwell Bridge Rd)

HIGHLIGHTS

- ▶ 4 Loading Docks
- ▶ Lit monument sign with excellent exposure
- ▶ Opportunity to add additional parking
- ▶ Column Spacing: 27'x 33'
- ▶ Ceiling Height: 16'
- ▶ 1,500 sf ± Office/Showroom



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SALE/LEASE

Baltimore County, MD

BIRDSEYE

1040 CROMWELL BRIDGE ROAD | TOWSON, MARYLAND 21204



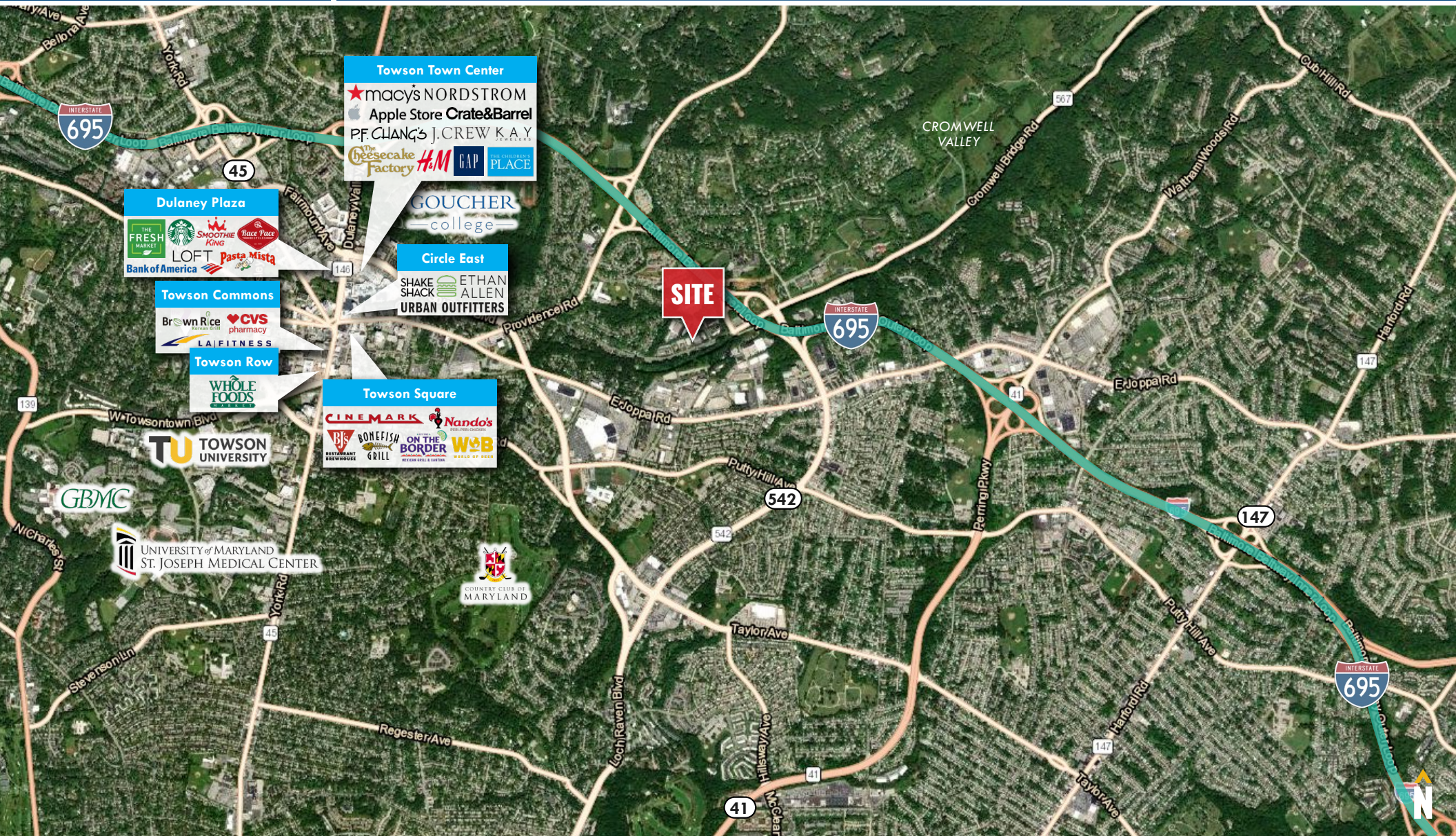
SALE/LEASE



Baltimore County, MD

LOCATION

1040 CROMWELL BRIDGE ROAD | TOWSON, MARYLAND 21204





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