



FOR **LEASE**

WAREHOUSE SPACE WITH OUTSIDE STORAGE

10425A REISTERSTOWN ROAD | OWINGS MILLS, MARYLAND 21117



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 23,260 SF ± total
 - » 18,160 SF ± column-free warehouse space
 - » 5,100 SF ± office space
- 1 Acre ± of paved, fenced outside storage
- 3 drive ins
- Easy access to Route 140, I-695
- Heavy power
- Easy access on Reisterstown Road/Route 140

| | |
|------------------|--------------------------------------------------------------|
| SF AVAILABLE: | 23,260 SF ± |
| OUTSIDE STORAGE: | 1.0 ACRE ± |
| CLEAR HEIGHT: | 15' ± |
| LOADING: | 3 DRIVE INS |
| ZONING: | ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT] |
| RENTAL RATE: | NEGOTIABLE |



AERIAL / PARCEL OUTLINE



OWINGS MILLS BLVD

JOSE
TEQUILAS

A LifeBridge Health Partner
ExpressCare
URGENT CARE CENTERS

Chick-fil-A

BEST
BUY

2.4 AC ±
TOTAL

QDOBA
MEXICAN EATS

noodles
& COMPANY

DRIVE IN x1

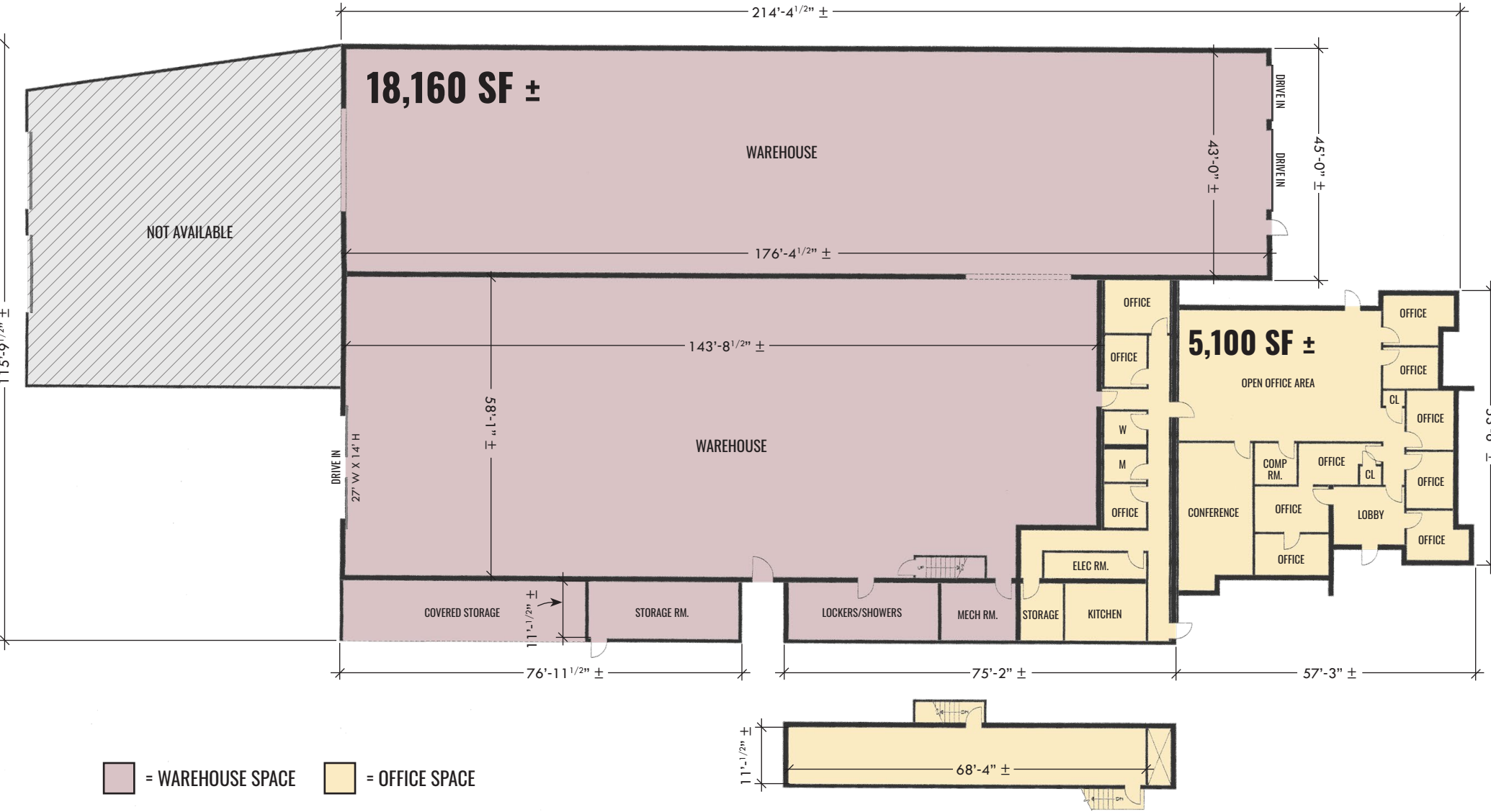
DRIVE IN x2

23,260 SF ±

1.0 AC ±
OF OUTSIDE
STORAGE



FLOOR PLAN



LOCAL BIRDSEYE



140



TRADE AREA

DRIVING DISTANCE TO:

795 1.1 MILES
3 MIN. DRIVE

695 5.3 MILES
7 MIN. DRIVE

83 12.2 MILES
15 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Beatty
22.3 MILES
25 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall AIRPORT
20.7 MILES
22 MIN. DRIVE

BALTIMORE, MD 20.3 MILES
24 MIN.

WASHINGTON, DC 49.9 MILES
1 HR. 4 MIN.

PHILADELPHIA, PA 115.0 MILES
1 HR. 49 MIN.



INDUSTRIAL/BUSINESS PARK
RETAIL CENTER

3 MILES

REISTERSTOWN SHOPPING CENTER

CHERRYVALE PLAZA

CHERRY VALLEY PLAZA

OWINGS MILLS BUSINESS CENTER

STEVENSON UNIVERSITY

METRO SQUARE

SITE

DOLFIELD BUSINESS PARK

OWINGS MILLS SQUARE

GARRISON FOREST PLAZA

RED BROOK CORPORATE CENTER

RED RUN BUSINESS PARK

NORTHWEST BUSINESS CENTER

FOUNDRY ROW

OWINGS MILLS INDUSTRIAL PARK

ST. THOMAS SHOPPING CENTER

NEW TOWN VILLAGE

MILL STATION

METRO CROSSING

VALLEY CENTRE

LAKESIDE VILLAGE SHOPPING CENTER

MCDONOGH SCHOOL

MCDONOGH CROSSROADS

VALLEY VILLAGE

OWINGS MILLS FINANCIAL CENTER



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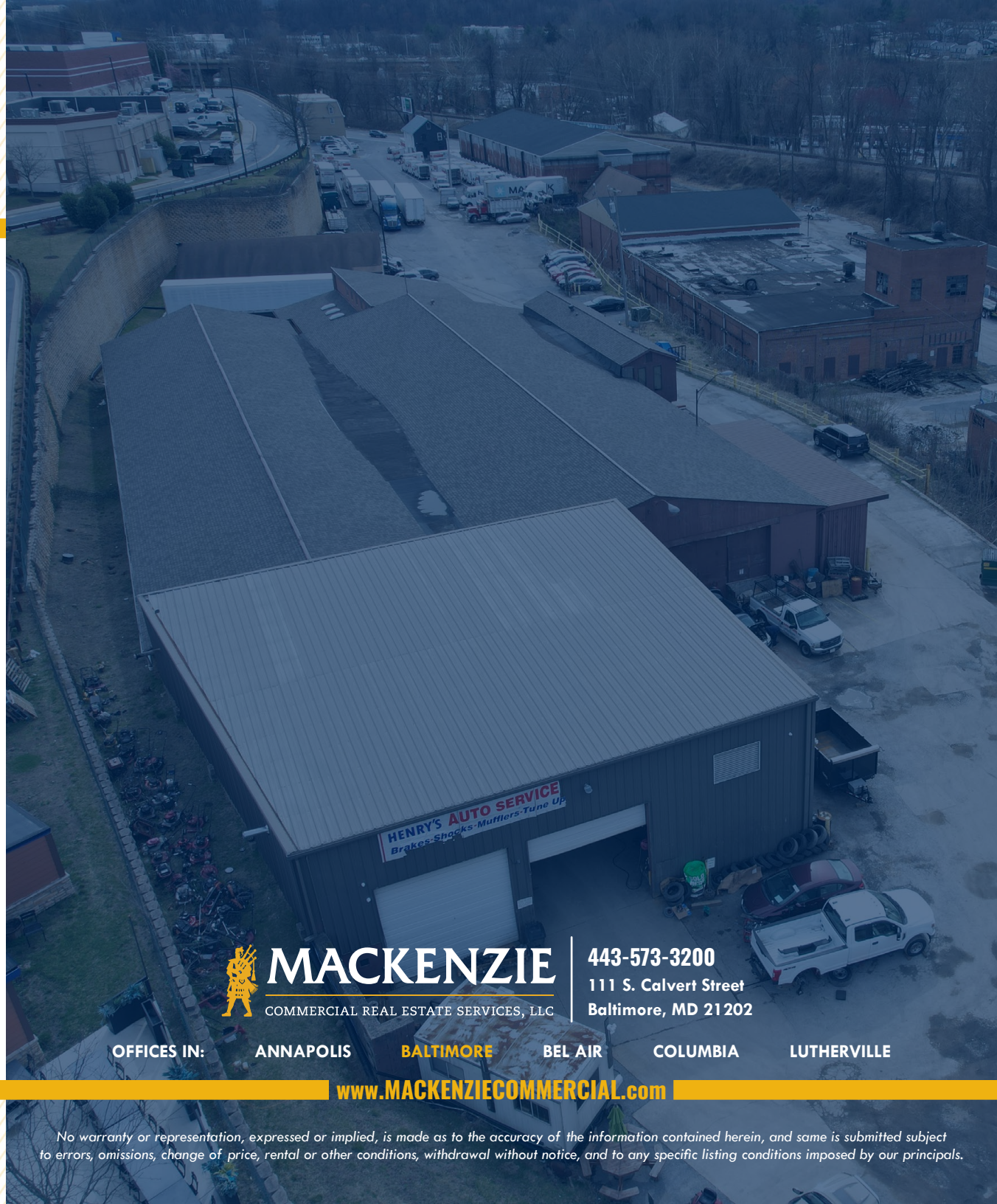


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