

FOR LEASE

Baltimore County, MD

12,700 SF
AVAILABLE

FLEX/WAREHOUSE SPACE

10534 YORK ROAD | COCKEYSVILLE, MD 21030

FOR LEASE

Baltimore County, MD

AVAILABLE

12,700 sf ±

LOT SIZE

3.73 Acres ±

ZONING

ML IM (Manufacturing, Light)

LOADING

4 loading positions

POWER

240V, 3ph, 200 amps & 120/208V,
3ph, 200 amps (total 400 amps)

RENTAL RATE

\$8.75 psf, NNN

CAM/OPERATING EXPENSES

\$2.68 psf (est.)

HIGHLIGHTS

- ▶ 12,700 sf ± flex/warehouse space available w/ 4 dock positions
- ▶ Flexible zoning permits a wide range of uses including warehouse, office, wholesale, light manufacturing, assembly and limited retail uses
- ▶ Easy access to I-83

FLEX/WAREHOUSE SPACE

10534 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

UNDER
NEW OWNERSHIP,
THE PROPERTY WAS
RECENTLY RENOVATED
WITH NEW EXTERIOR
FINISHES, NEW ROOF
AND OTHER
AMENITIES!

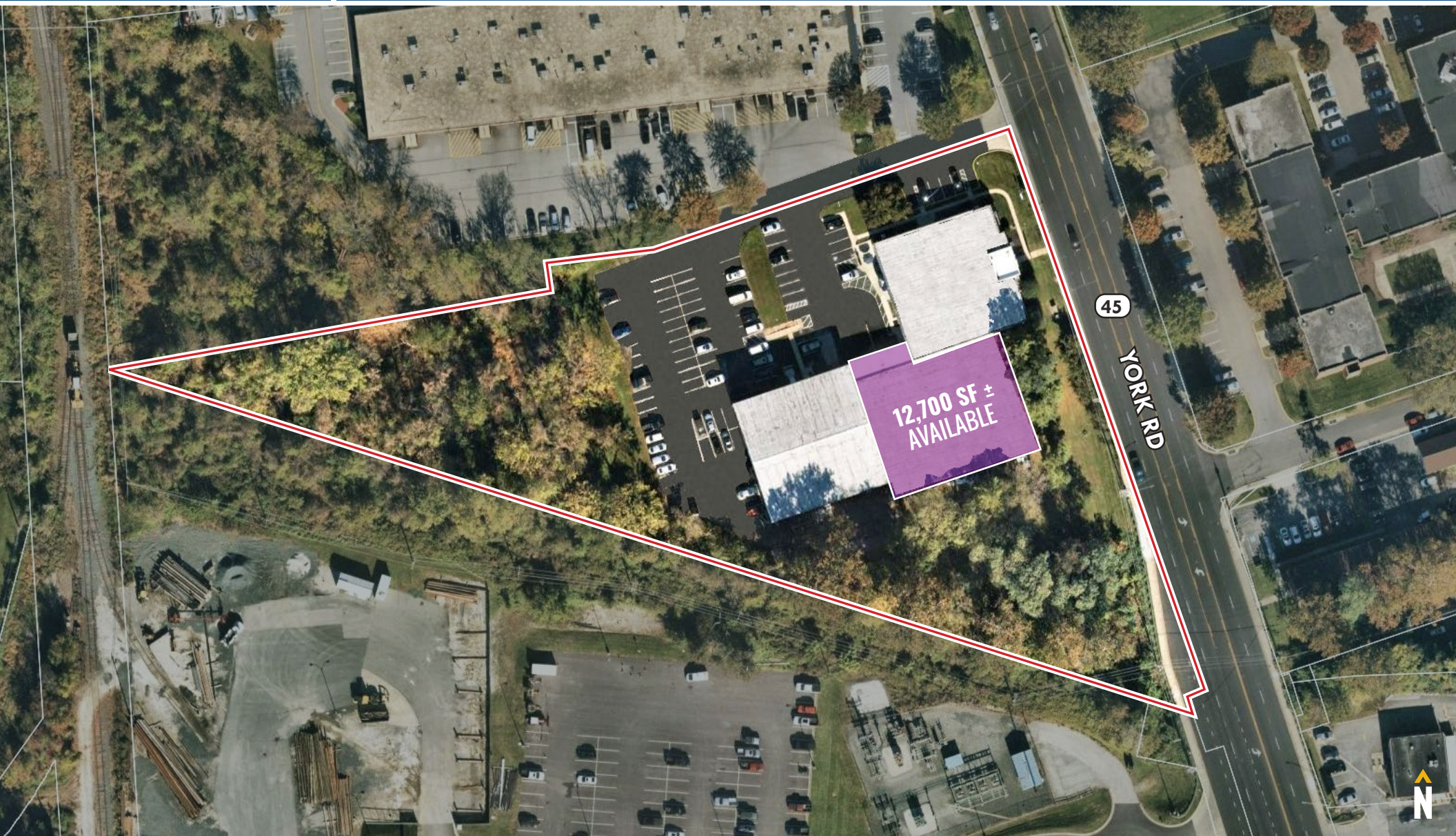


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AERIAL/PARCEL OUTLINE

10534 YORK ROAD | COCKEYSVILLE, MARYLAND 21030



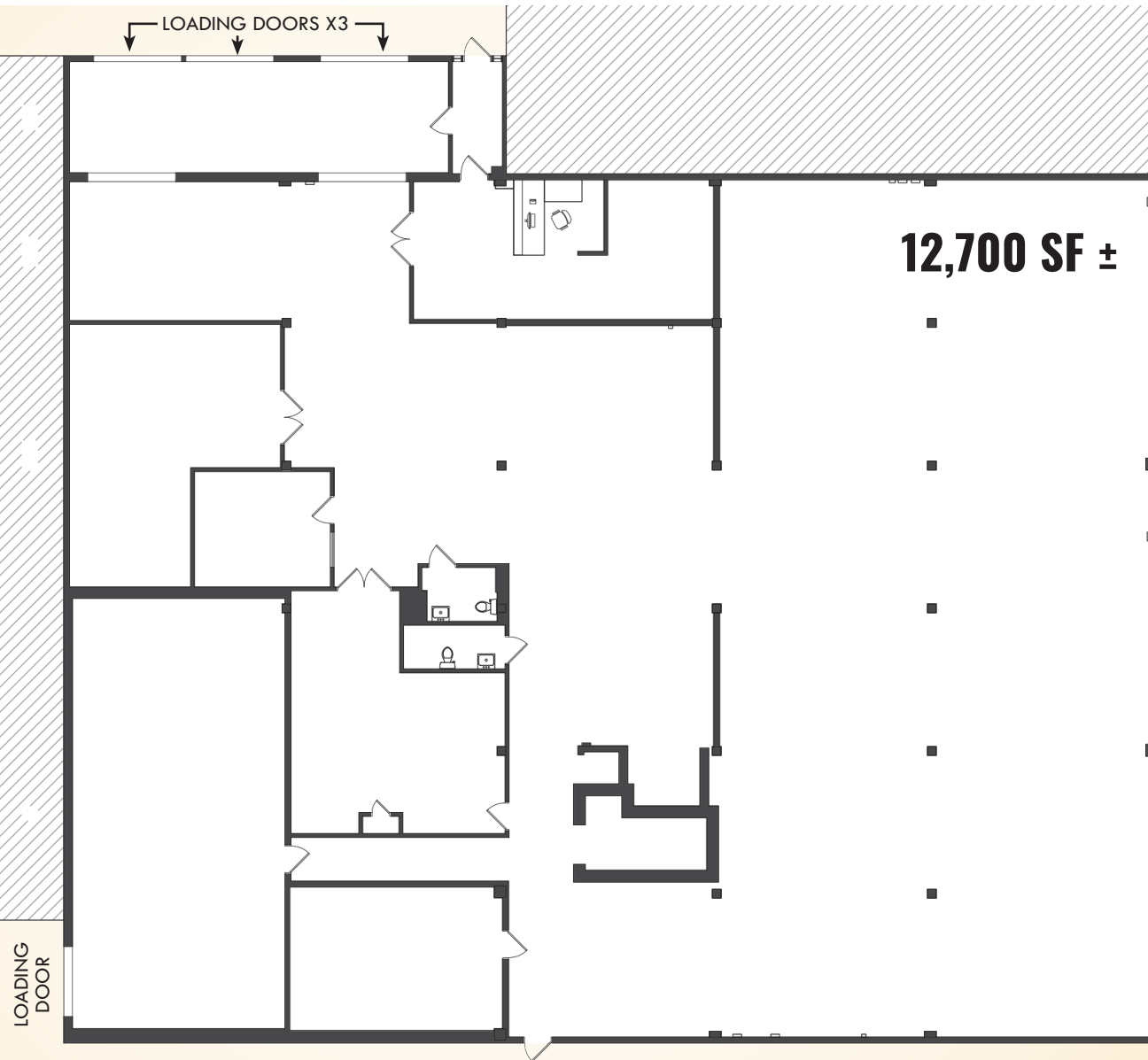
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SPACE PLAN

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BIRDSEYE
10534 YORK ROAD | COCKEYSVILLE, MARYLAND 21030

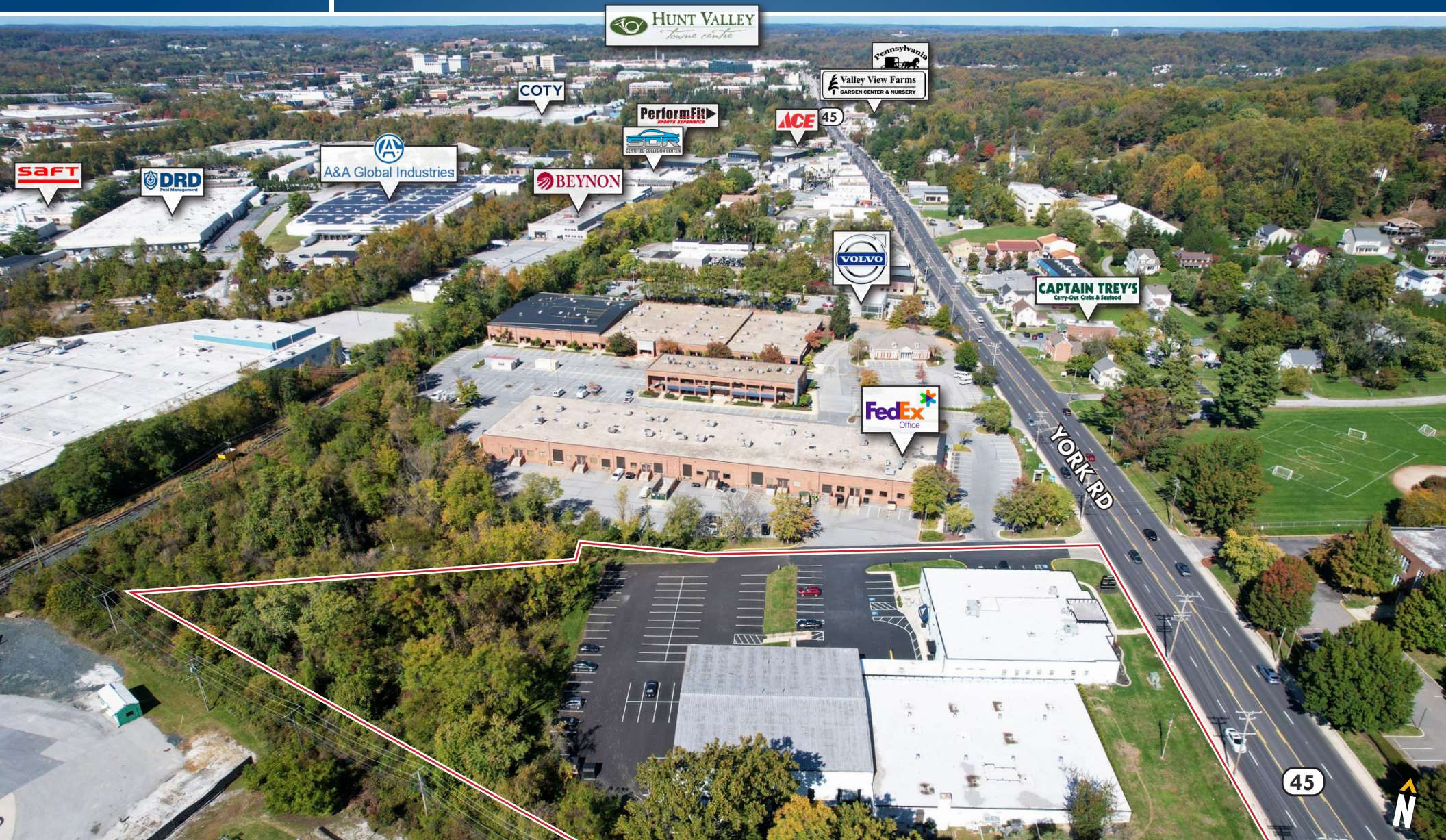


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YORK ROAD CORRIDOR: NORTH

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YORK ROAD CORRIDOR: SOUTH

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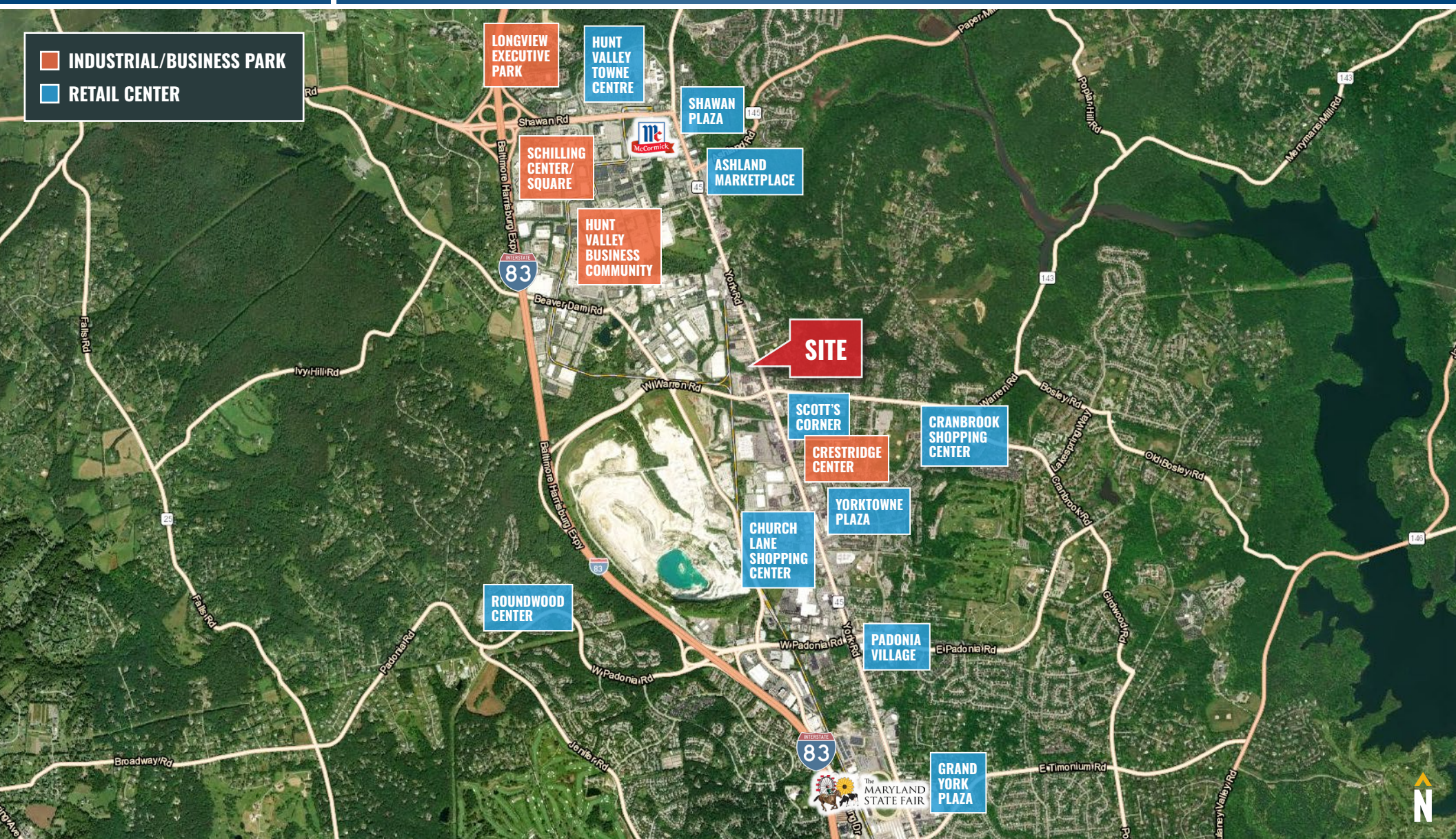


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TRADE AREA

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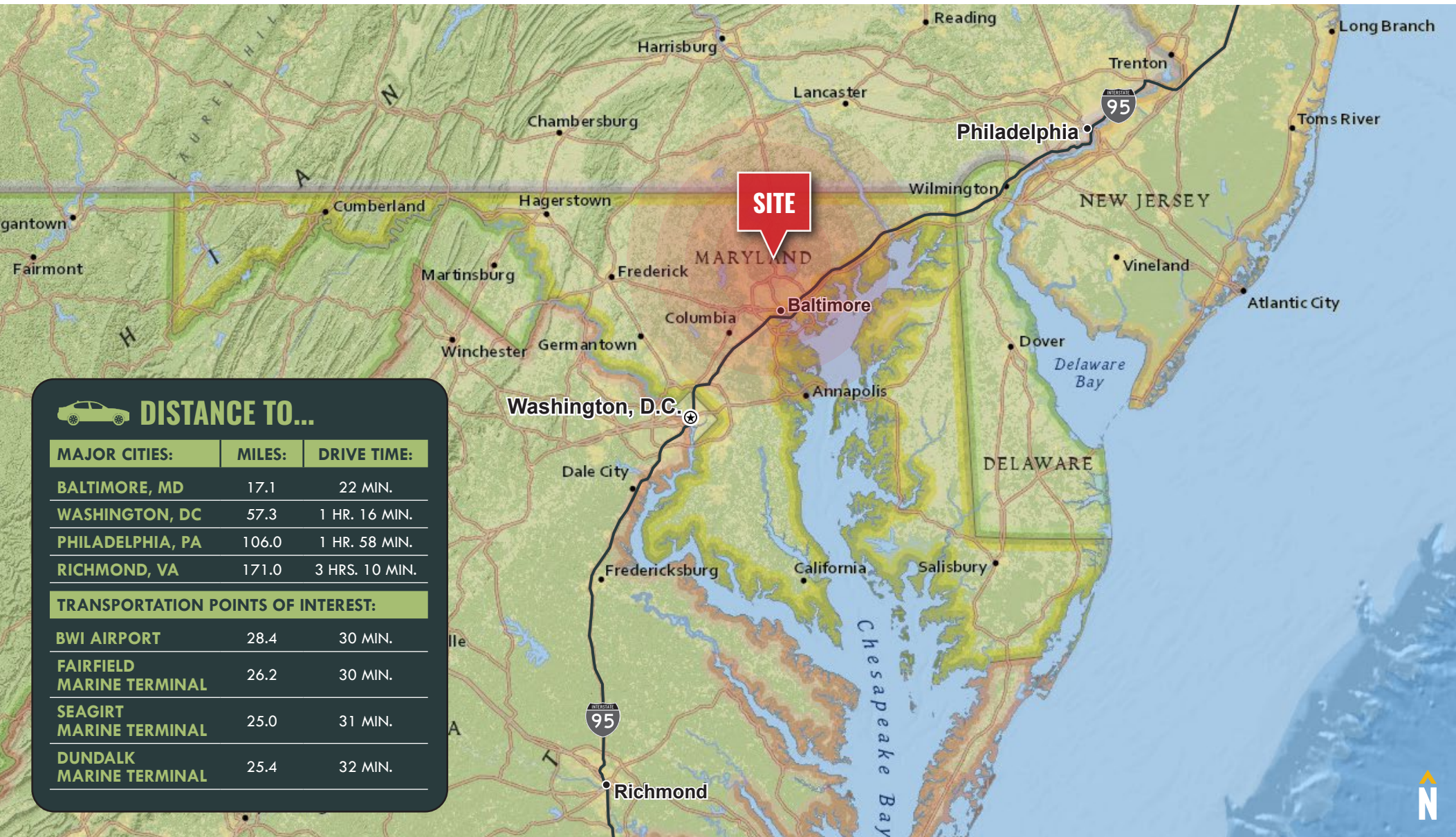
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LOCATION

10534 YORK ROAD | COCKEYSVILLE, MARYLAND 21030





ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4881
AMEEDER@MACKENZIECOMMERCIAL.COM



DANIEL HUDAK, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3205
DHUDAK@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

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