



FLEX/WAREHOUSE SPACE

11 GWYNNS MILL COURT | OWINGS MILLS, MARYLAND 21117

FOR
SUBLEASE



5,100 SF ± **AVAILABLE**



MACKENZIE

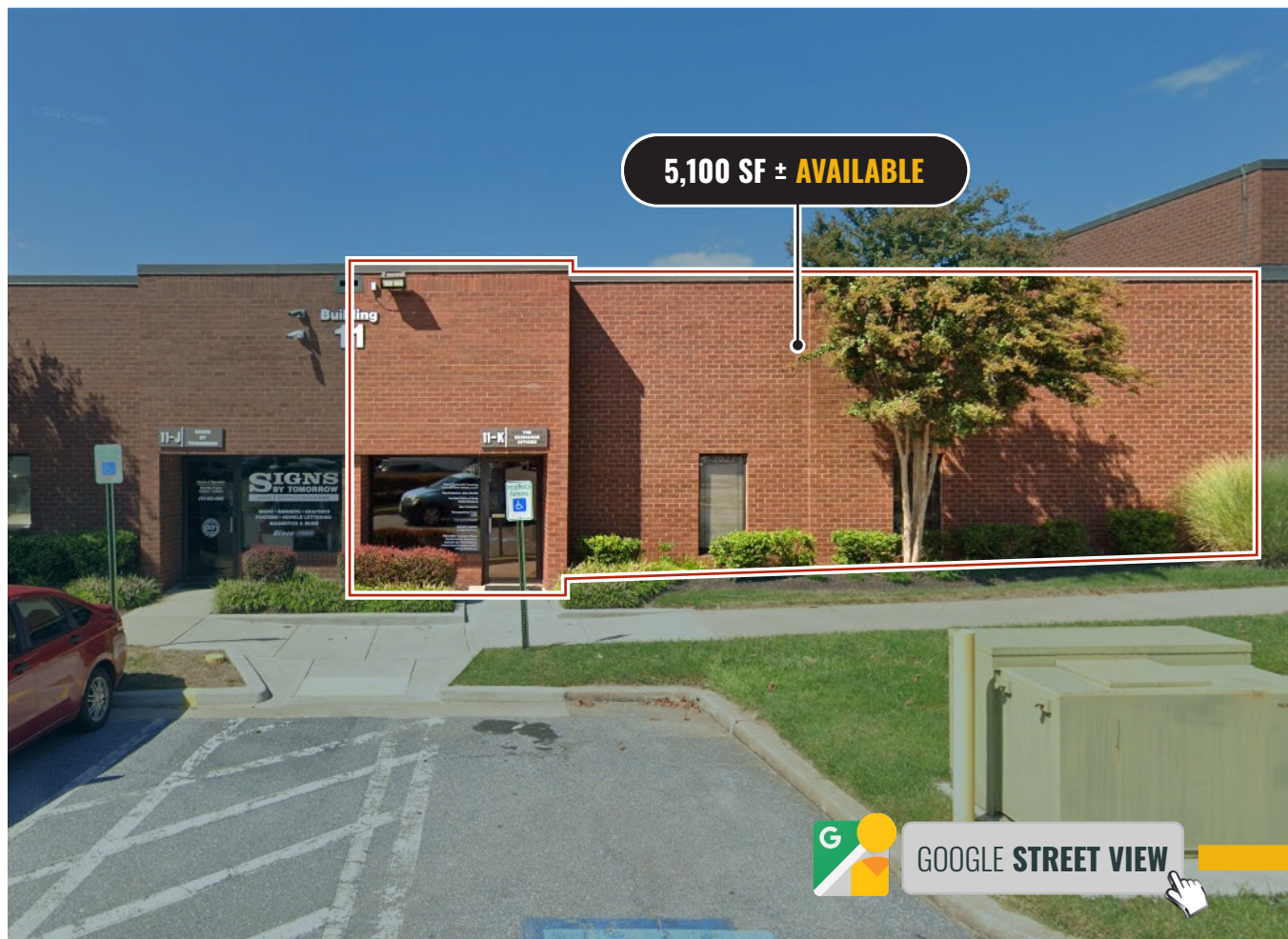
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,100 SF ± flex/warehouse space (including 818 SF ± office with kitchenette, breakroom and two ADA restrooms)
- Two (2) 10'x10' drive-in doors
- Three (3) 50,000 BTU gas fired infrared tube heaters (warehouse)
- 2 ton Durastar programmable heat pump (office)
- 200 AMP 120/240V single phase electric
- Situated within an amenity-rich corridor
- Easy access to I-795, I-695, I-70 and I-83

AVAILABLE:	5,100 SF ± (SUITE K)
BUILDING SIZE:	46,750 SF ±
CLEAR HEIGHT:	14' ±
DRIVE-INS:	2 (10' W x 10' H)
SPRINKLER:	WET
ZONING:	ML 1M (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	\$9.00 PSF, NNN NNN'S: \$3.64 PSF ±
LEASE THRU:	APRIL 30, 2030

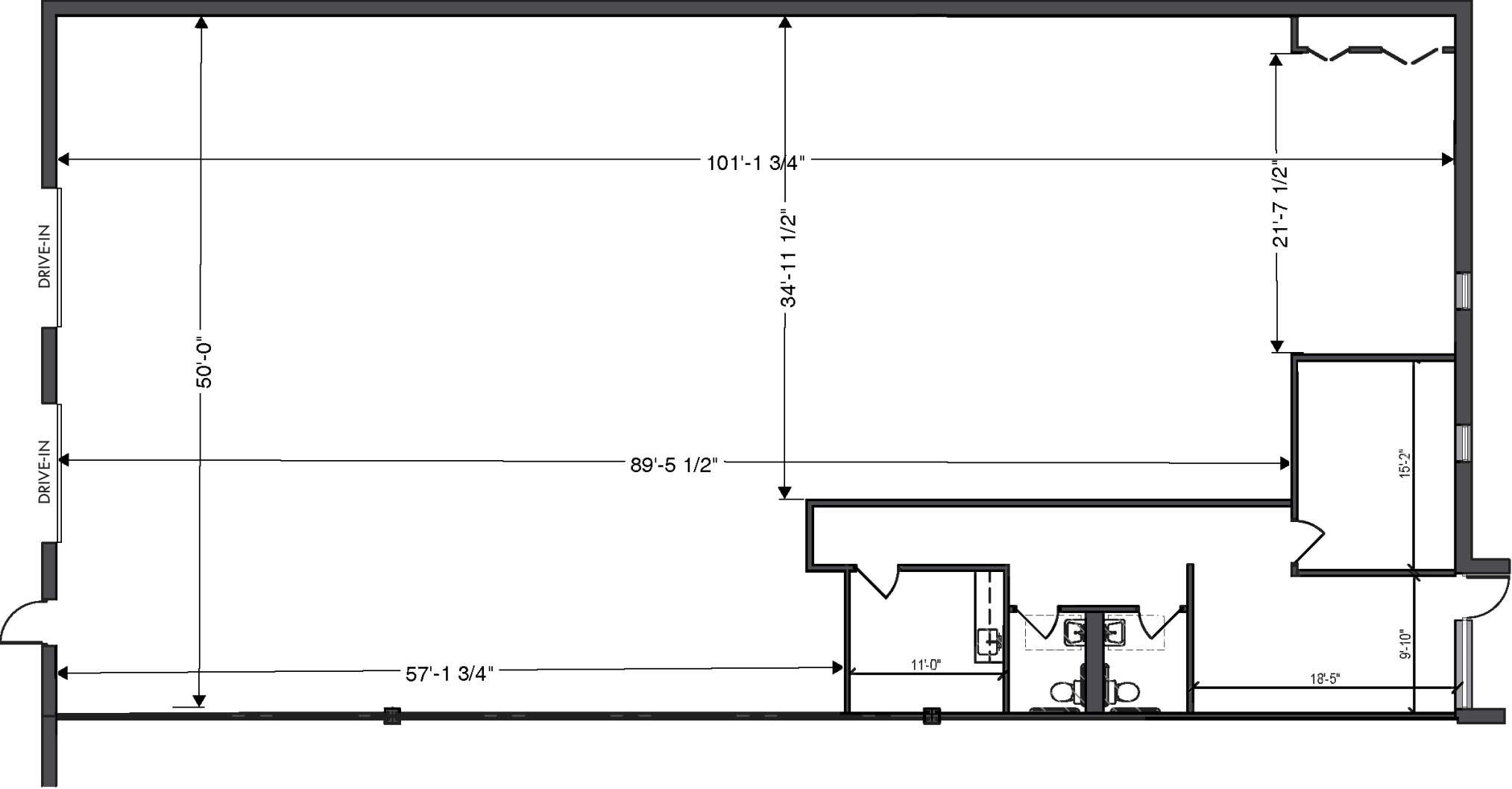


GOOGLE STREET VIEW



FLOOR PLAN

5,100 SF ±
AVAILABLE



Note: For illustrative purposes only. Drawing is not to scale, and should not be used for planning purposes. Any and all measurements should be verified in the field.

INTERIOR PHOTOS



TRADE AREA

DRIVING DISTANCE TO:

 1.2 MILES
3 MIN. DRIVE

 5.5 MILES
8 MIN. DRIVE

 10.8 MILES
14 MIN. DRIVE

 21.2 MILES
22 MIN. DRIVE

 22.0 MILES
22 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BALTIMORE, MD 20.4 MILES
24 MIN.

WASHINGTON, DC 50.1 MILES
55 MIN.

PHILADELPHIA, PA 115.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 160.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO **CONTACT:**



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