



111 SCHILLING ROAD

SCHILLING LOT 21 | HUNT VALLEY, MD 21031

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Prime location in the I-83 Corridor near Hunt Valley Towne Centre
- Large hard to find building on 12 acre site for lease for office/flex use
- 100% Air Conditioned Space
- Public transportation (Light Rail) next to site
- Flexible Lease Terms

AVAILABLE:

(OCTOBER 1, 2024)

Building Area: 150,164 ± SF

Site Size: 12 Acres ±

BUILDING SPECS:

- Office & Flex Space
- 16' Clear Ceiling Height
- Dock high & At-grade drive-in doors possible

ZONING:

BM CCC

Baltimore County's designation for Business Major, Commercial, Community Core District

RENTAL RATE:

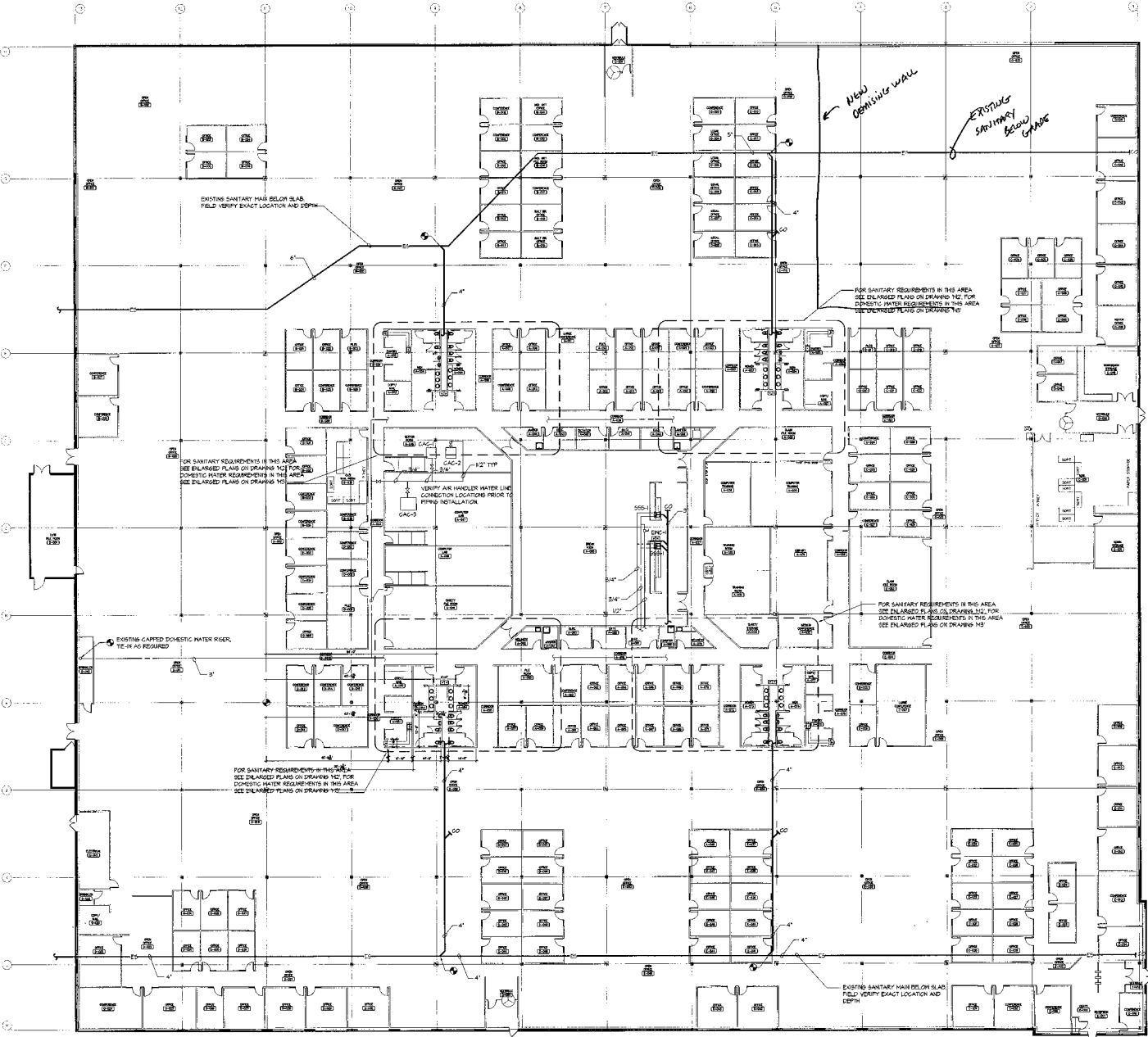
Negotiable



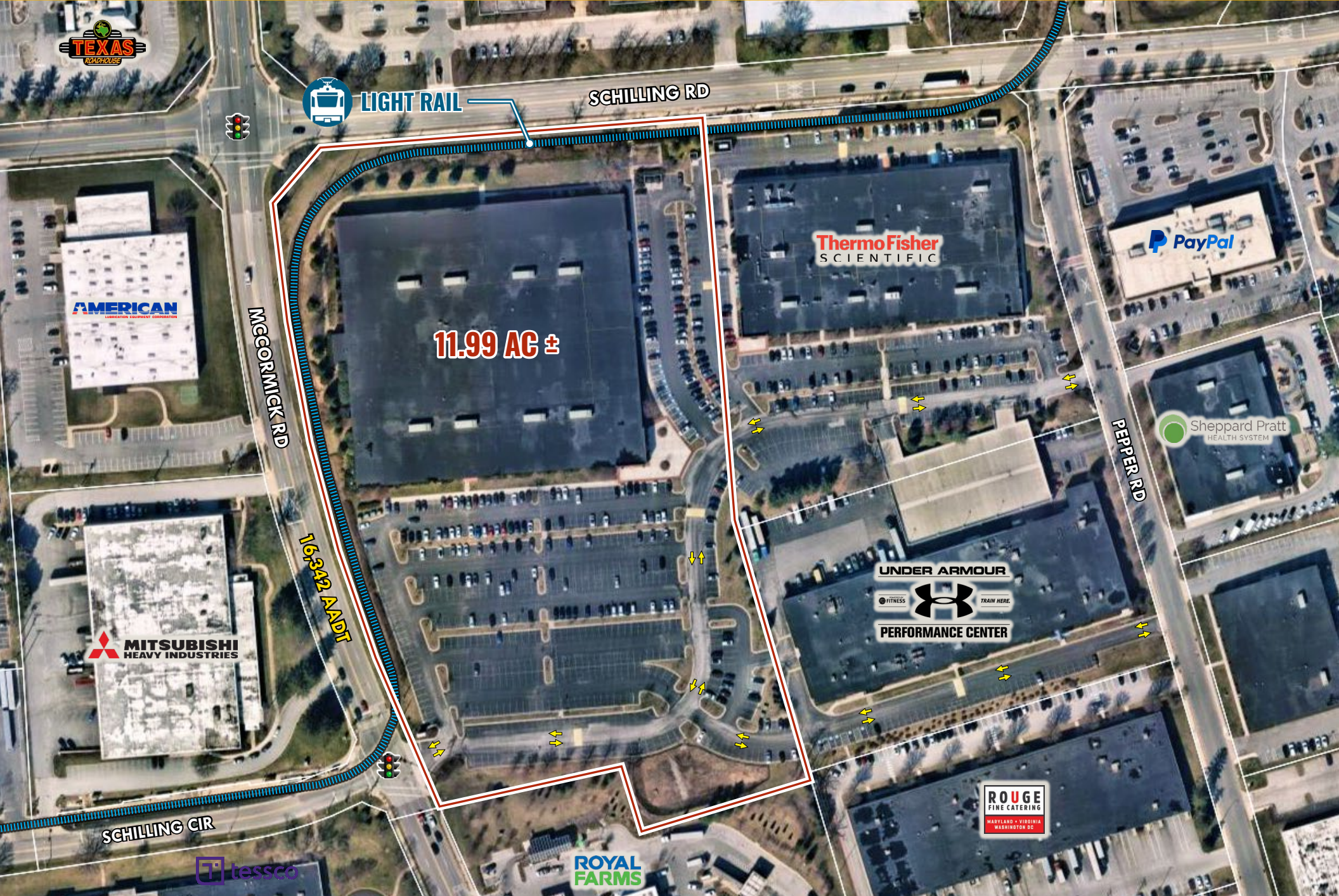
GOOGLE STREET VIEW



FLOOR PLAN



AERIAL PARCEL



LIGHT RAIL

SCHILLING RD

AMERICAN
RESTAURANT GROUP

11.99 AC ±

ThermoFisher
SCIENTIFIC

PayPal

MCCORMICK RD

PEPPER RD

Sheppard Pratt
HEALTH SYSTEM

16,342 AADT

UNDER ARMOUR



PERFORMANCE CENTER

MITSUBISHI
HEAVY INDUSTRIES

SCHILLING CIR

ROUGE
FINE CATERING
MARYLAND • VIRGINIA
WASHINGTON DC

tessco

ROYAL
FARMS

DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



973

14,435

32,983

DAYTIME POPULATION



23,731

57,473

95,357

AVERAGE HOUSEHOLD INCOME



\$150,554

\$138,732

\$169,021

NUMBER OF HOUSEHOLDS



849

14,533

29,018

MEDIAN AGE

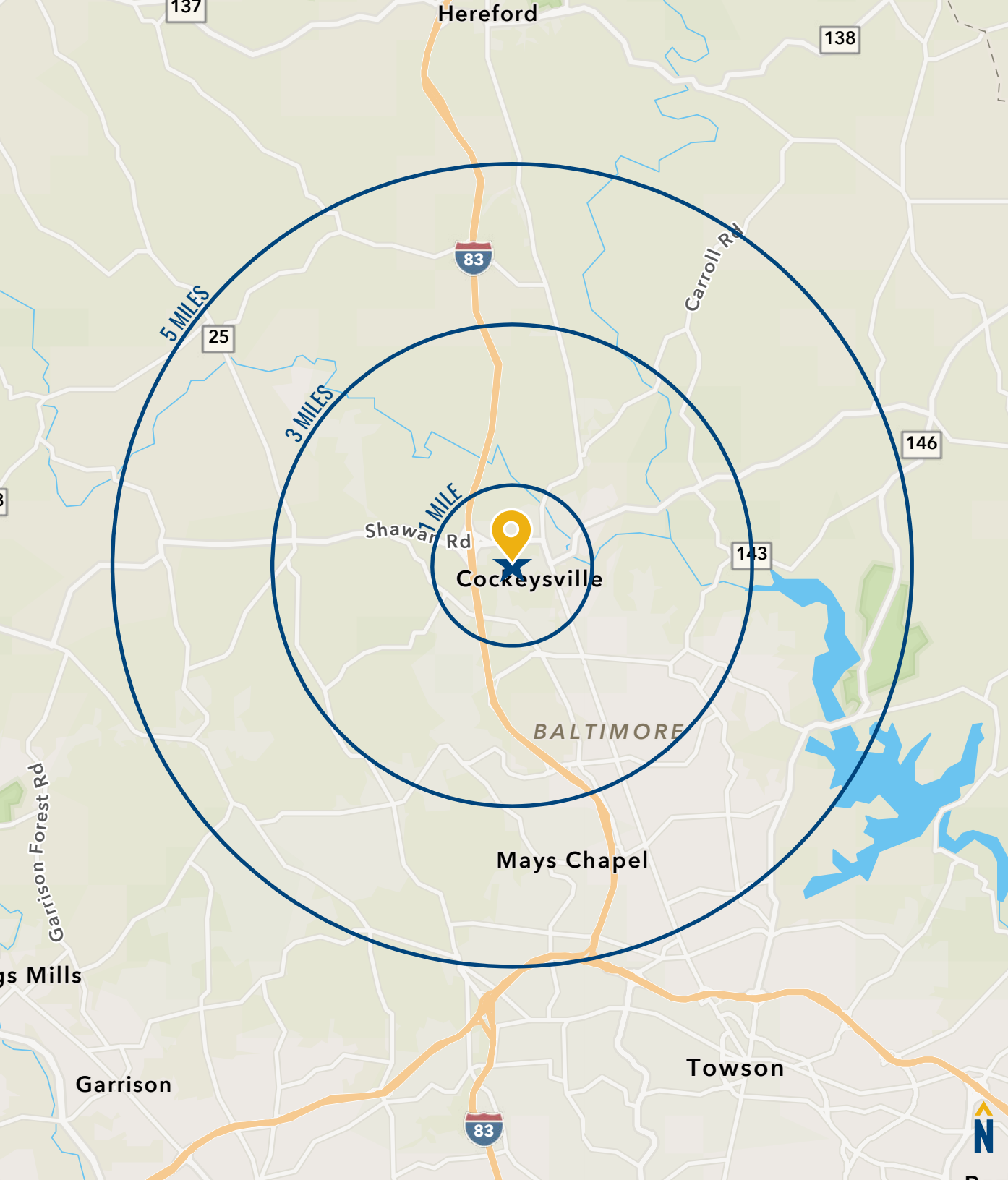


53.6

42.9

45.8

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**



DAN HUDAK

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com



JOE BRADLEY

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4892

JBRADLEY@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.