



OFFICE/FLEX/OUTDOOR STORAGE

111 SCHILLING ROAD | 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
- 150,000 SF single story office/flex building on 12 acre site
- 100% Air Conditioned Space
- Public transportation (Light Rail) next to site
- Short and long term lease opportunities considered
- Dock high & at-grade drive-in doors possible
- Accepted uses include: office, warehouse, flex, outdoor storage of vehicles and tractor trailers

BUILDING SIZE:

150,164 SF ±

LOT SIZE:

12 ACRES ±

CLEAR HEIGHT:

16'

ZONING:

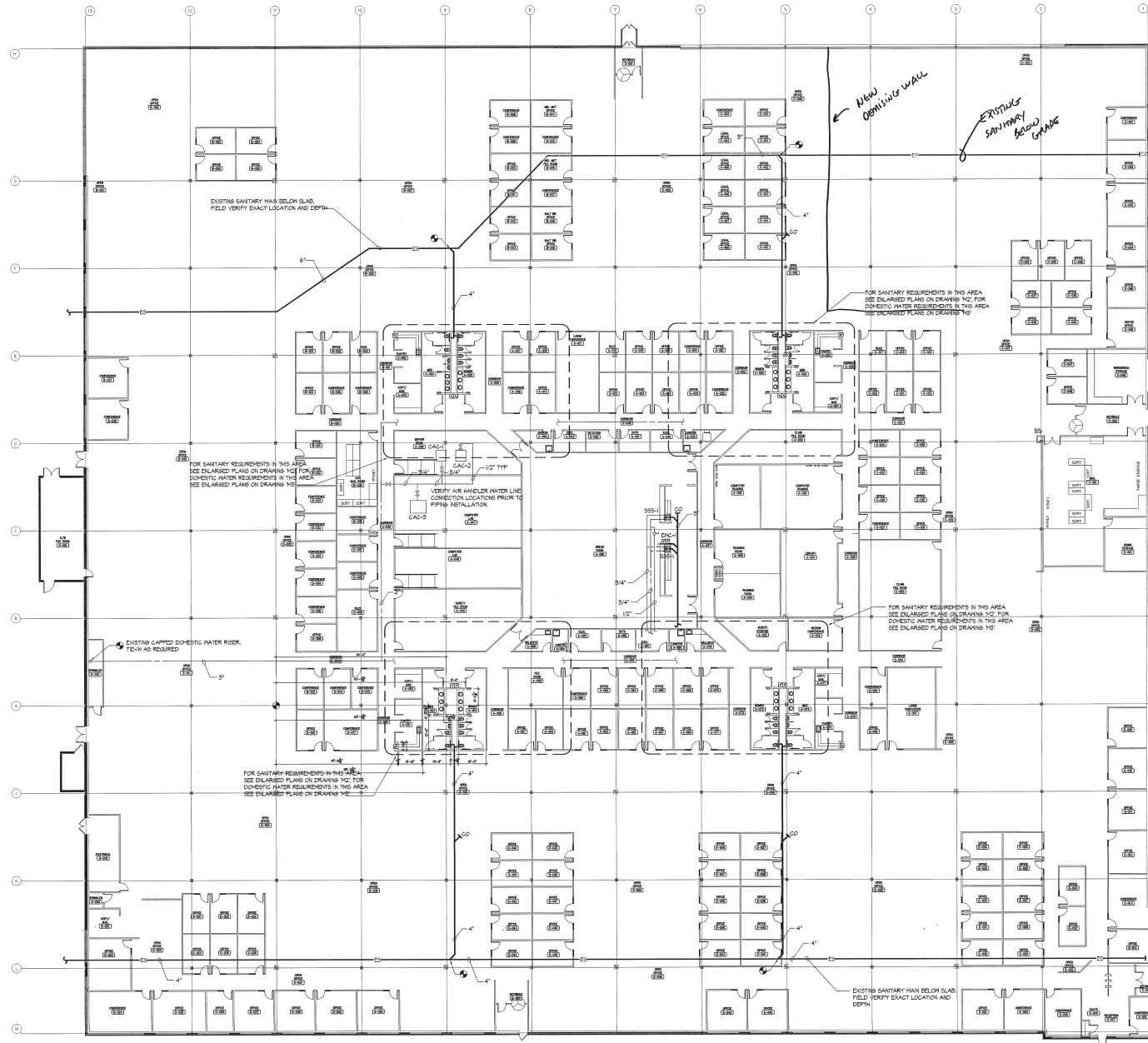
BM CCC (BUSINESS MAJOR,
COMMERCIAL CORE DISTRICT)

RENTAL RATE:

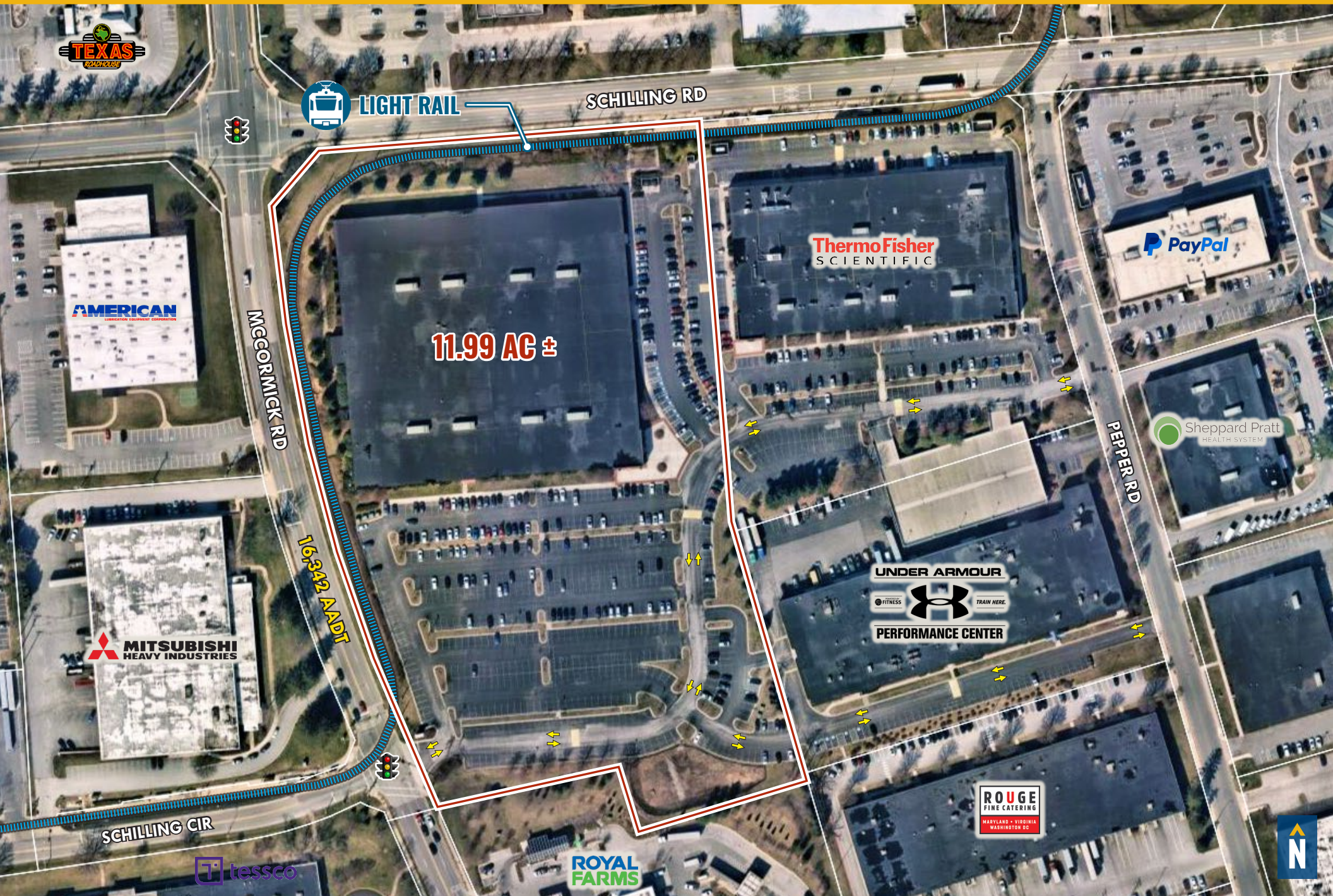
NEGOTIABLE



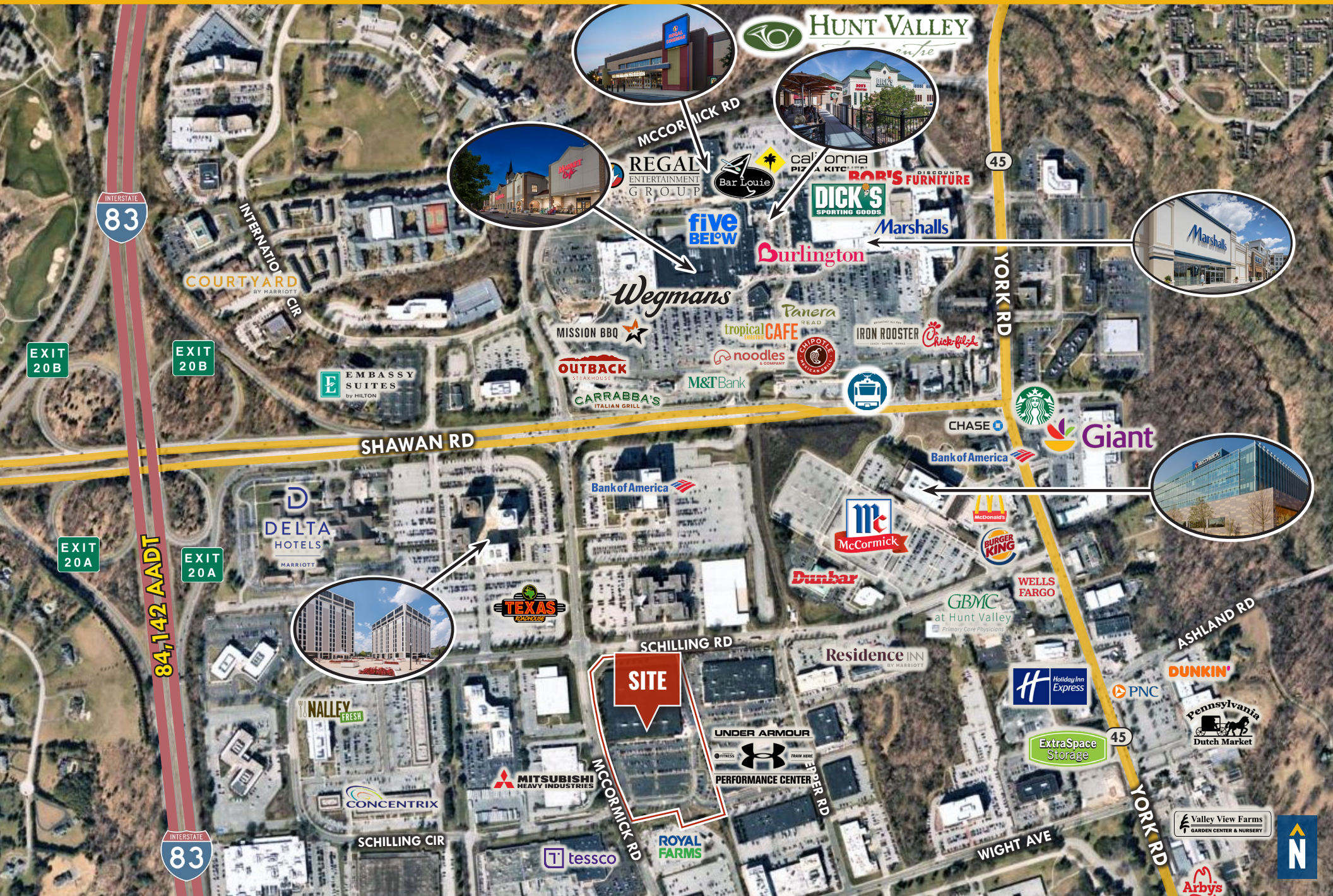
FLOOR PLAN



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,036

32,120

70,758

DAYTIME POPULATION



23,532

57,835

98,236

AVERAGE HOUSEHOLD INCOME



\$146,674

\$143,931

\$171,942

NUMBER OF HOUSEHOLDS



929

14,324

28,796

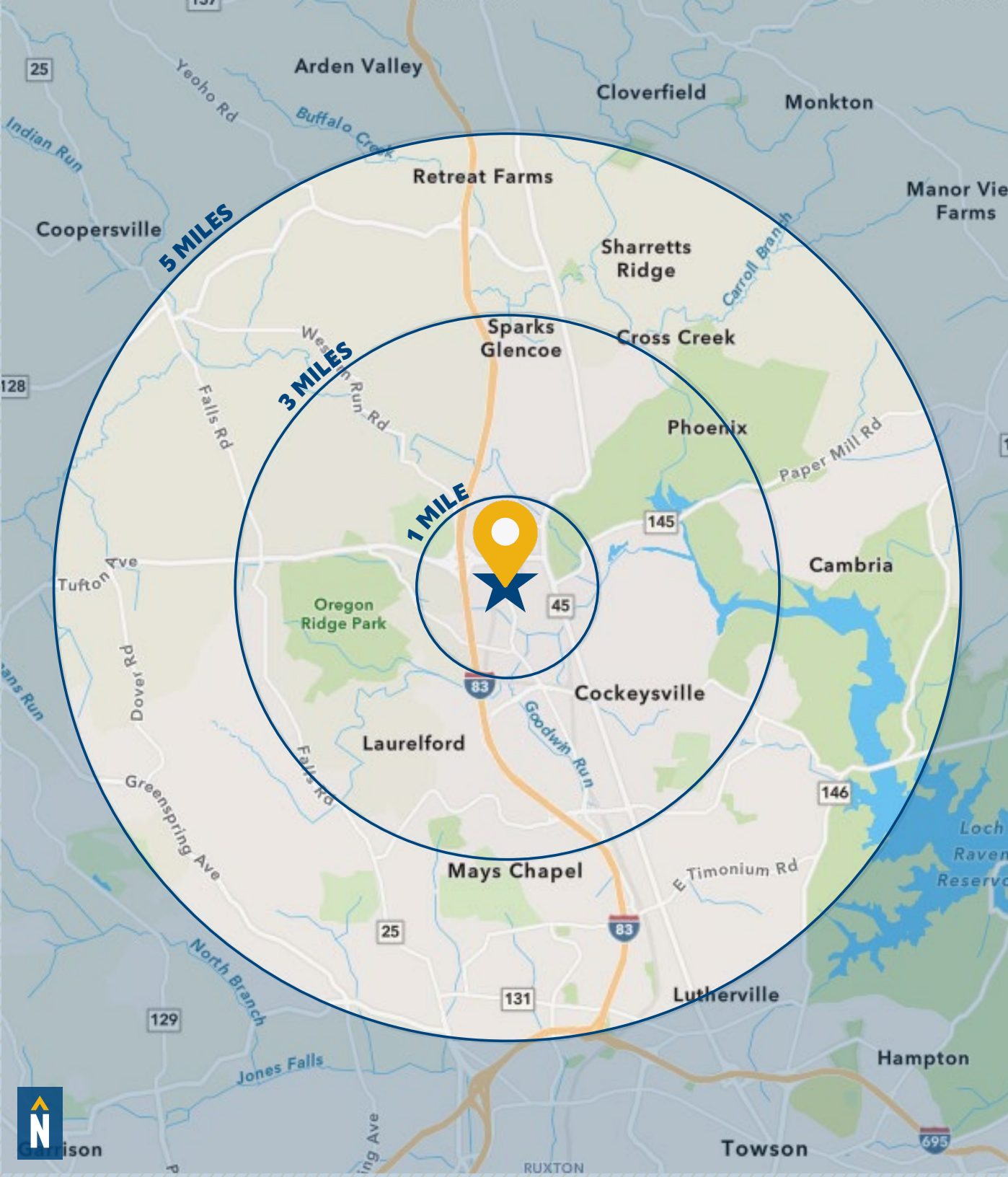
MEDIAN AGE



51.6

42.5

43.7



FOR MORE INFO **CONTACT:**



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