



FLEX/WAREHOUSE SPACE

117 CHURCH LANE | COCKEYSVILLE, MARYLAND 21030

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 17,360 SF flex/warehouse space
- Includes 4,000 SF \pm of existing office on 1st floor (front portion of building)
 - » Recently upgraded (paint/carpet)
- Heavy power
- Great access to I-83 via Padonia Road or Warren Road exits
- Close proximity to food, gas, banking and other amenities
- Excellent labor market

AVAILABLE:

17,360 SF \pm

CLEAR HEIGHT:

16'-18' \pm

DOCKS:

1

DRIVE-INS:

2

POWER:

1200 AMPS; 120/208 VOLT
3 PHASE; 4 WIRE

ZONING:

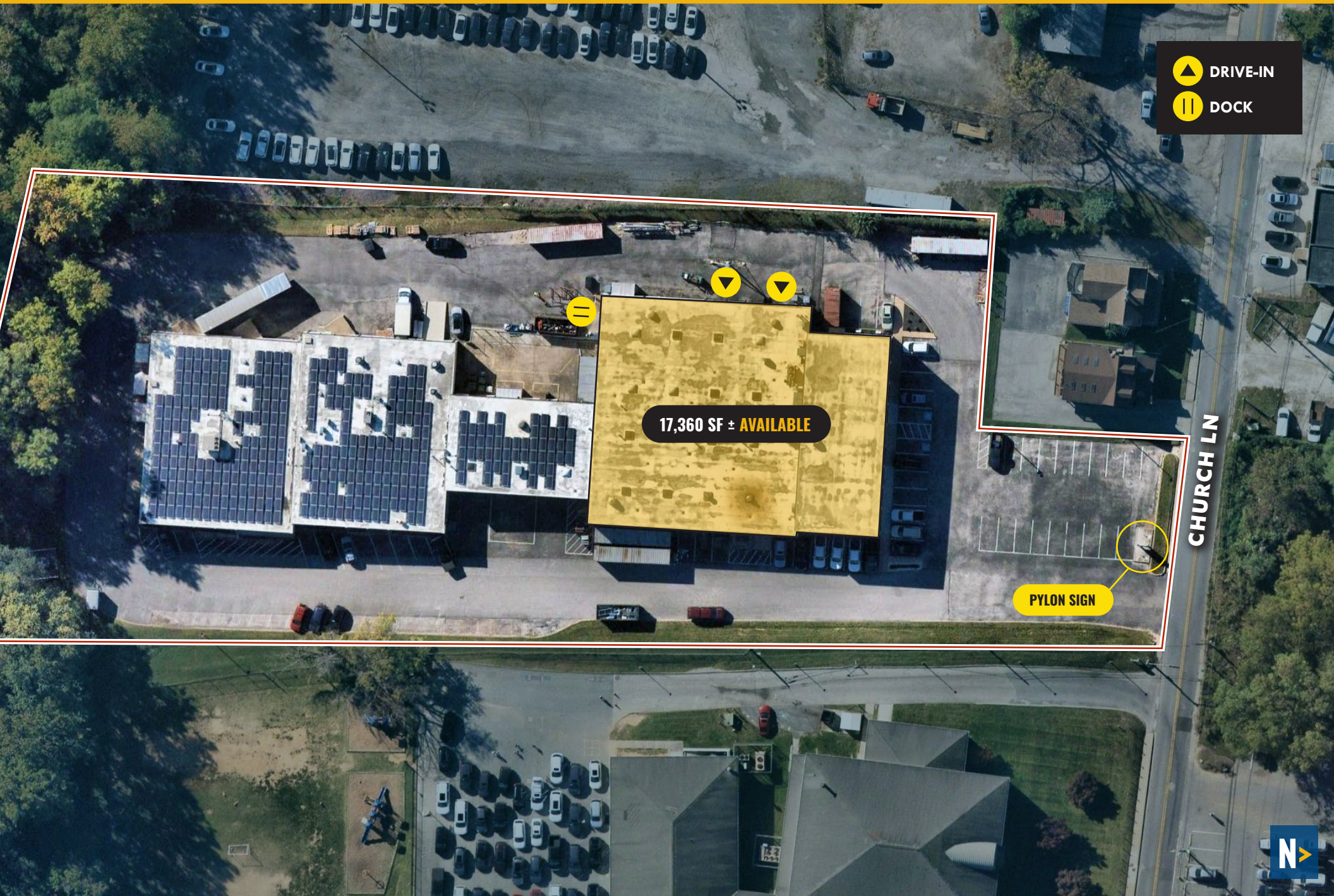
ML IM (MANUFACTURING, LIGHT)
[INDUSTRIAL, MAJOR DISTRICT]

RENTAL RATE:

NEGOTIABLE



AERIAL



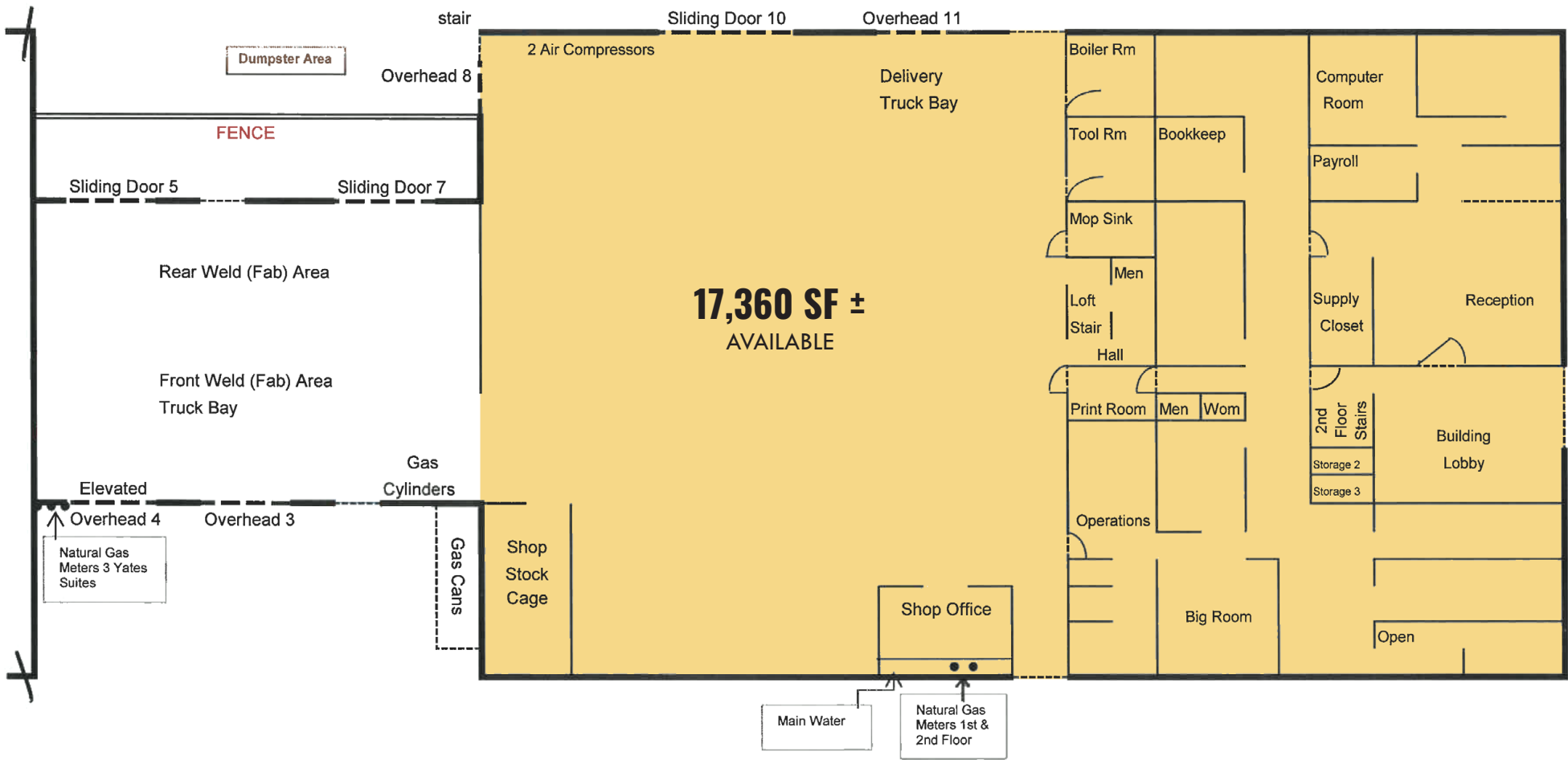
▲ DRIVE-IN
▮ DOCK

17,360 SF ± AVAILABLE

PYLON SIGN

CHURCH LN

FLOOR PLAN



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

45 0.3 MILES
1 MIN. DRIVE

83 1.6 MILES
4 MIN. DRIVE

695 4.7 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
23.1 MILES
30 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT
27.4 MILES
30 MIN. DRIVE

BALTIMORE, MD 16.0 MILES
21 MIN.

WASHINGTON, DC 56.3 MILES
1 HR. 10 MIN.

PHILADELPHIA, PA 107.0 MILES
1 HR. 40 MIN.

RICHMOND, VA 171.0 MILES
2 HRS. 45 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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www.MACKENZIECOMMERCIAL.com

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