



WAREHOUSE BUILDING W/ OFFICE

1201 MIDDLE RIVER ROAD | MIDDLE RIVER, MARYLAND 21220

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 15,000 SF \pm building with 12,000 SF \pm of warehouse and 3,000 SF \pm of office space
- 1.25 Acres \pm of outdoor storage (secured)
- 20' \pm clear height
- 4 large drive in doors
- Additional 3,000 SF \pm metal shed
- Great access to I-95
- Ample surface parking

BUILDING SIZE:

15,000 SF \pm

LOT SIZE:

3.84 ACRES \pm

BUILDING HEIGHT:

25' \pm

DRIVE INS:

4 (OVERSIZED)

PARKING:

45 SURFACE SPACES (3.00/1,000 SF)

ZONING:

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

RENTAL RATE:

\$15.00 PSF, NNN



AERIAL / PARCEL OUTLINE



[illegible]

LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

 0.3 MILES
2 MIN. DRIVE

 3.4 MILES
5 MIN. DRIVE

 2.4 MILES
5 MIN. DRIVE

 12.3 MILES
18 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

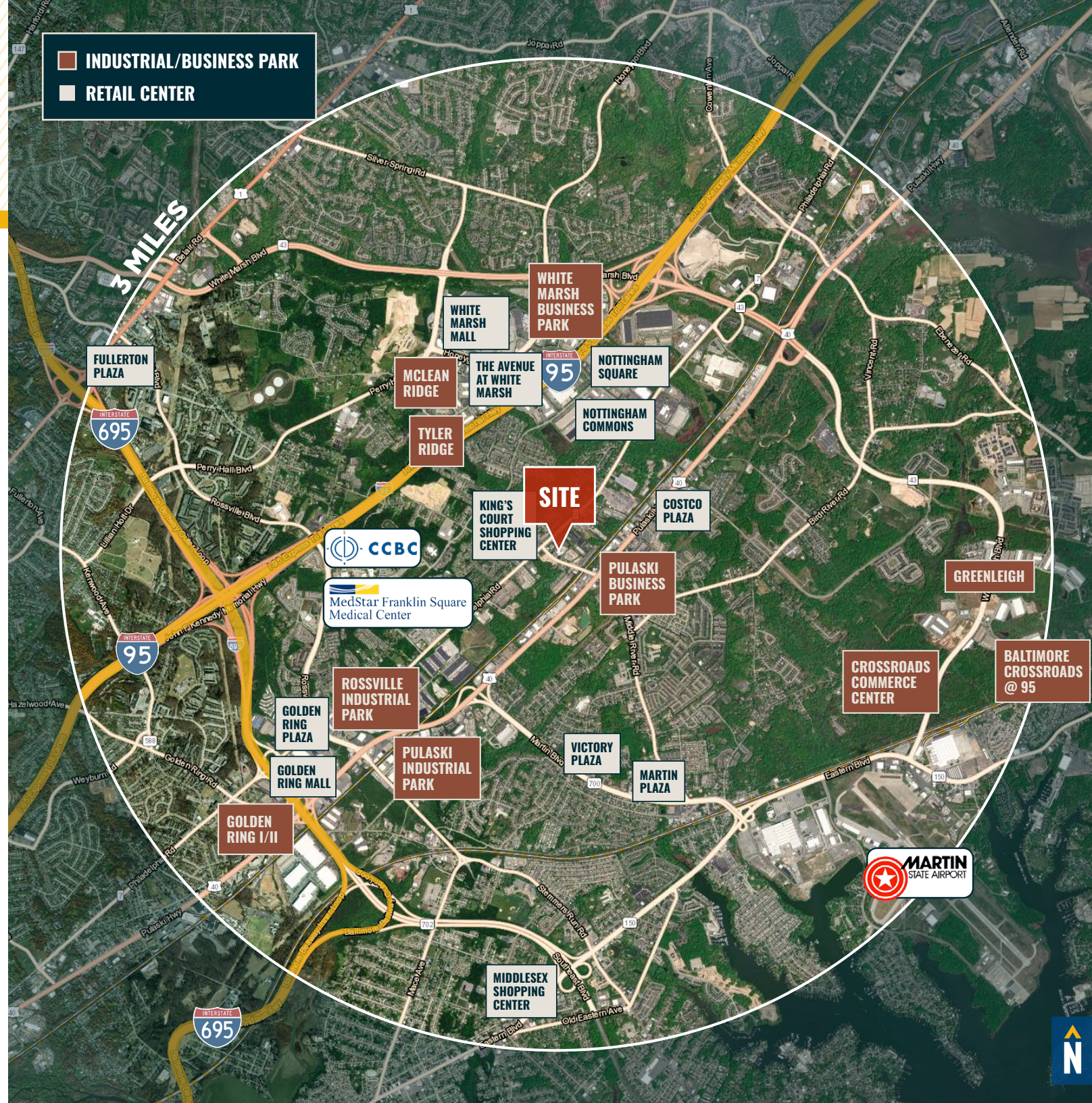
 21.5 MILES
25 MIN. DRIVE

BALTIMORE, MD 10.2 MILES
25 MIN.

WASHINGTON, DC 50.3 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA 92.0 MILES
1 HR. 35 MIN.

RICHMOND, VA 164.0 MILES
2 HRS. 40 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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