



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
- 3 large drive-in doors (powered)
- 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:

3 (16' W x 14' H, POWERED)

PARKING:

45 SURFACE SPACES
(3:00/1,000 SF)

ZONING:

ML 1M (MANUFACTURING, LIGHT)
[INDUSTRIAL, MAJOR DISTRICT]

RENTAL RATE:

\$15.00 PSF, NNN

AERIAL / PARCEL OUTLINE



This architectural floor plan depicts a building with a main floor and a mezzanine level. The main floor includes a large Warehouse (F.F. EL. = 100.00), a Metal Shop, an Employee Lobby, Reception, Counter, Lobby, Fitness room, Office, Lounge, and Conference Room. The mezzanine level features a large open area (F.F. EL. = 102.00) and a smaller area (F.F. EL. = 105.50 EX. GR.). The plan is detailed with dimensions, room names, and various annotations such as 'Commercial Paddle Ball', 'Roof Exhaust Fan', and 'Mezzanine Plan'. It also shows structural elements like walls, doors, and stairs, along with utility notes like 'Switches for main lighting' and 'Electrical work done'.

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)

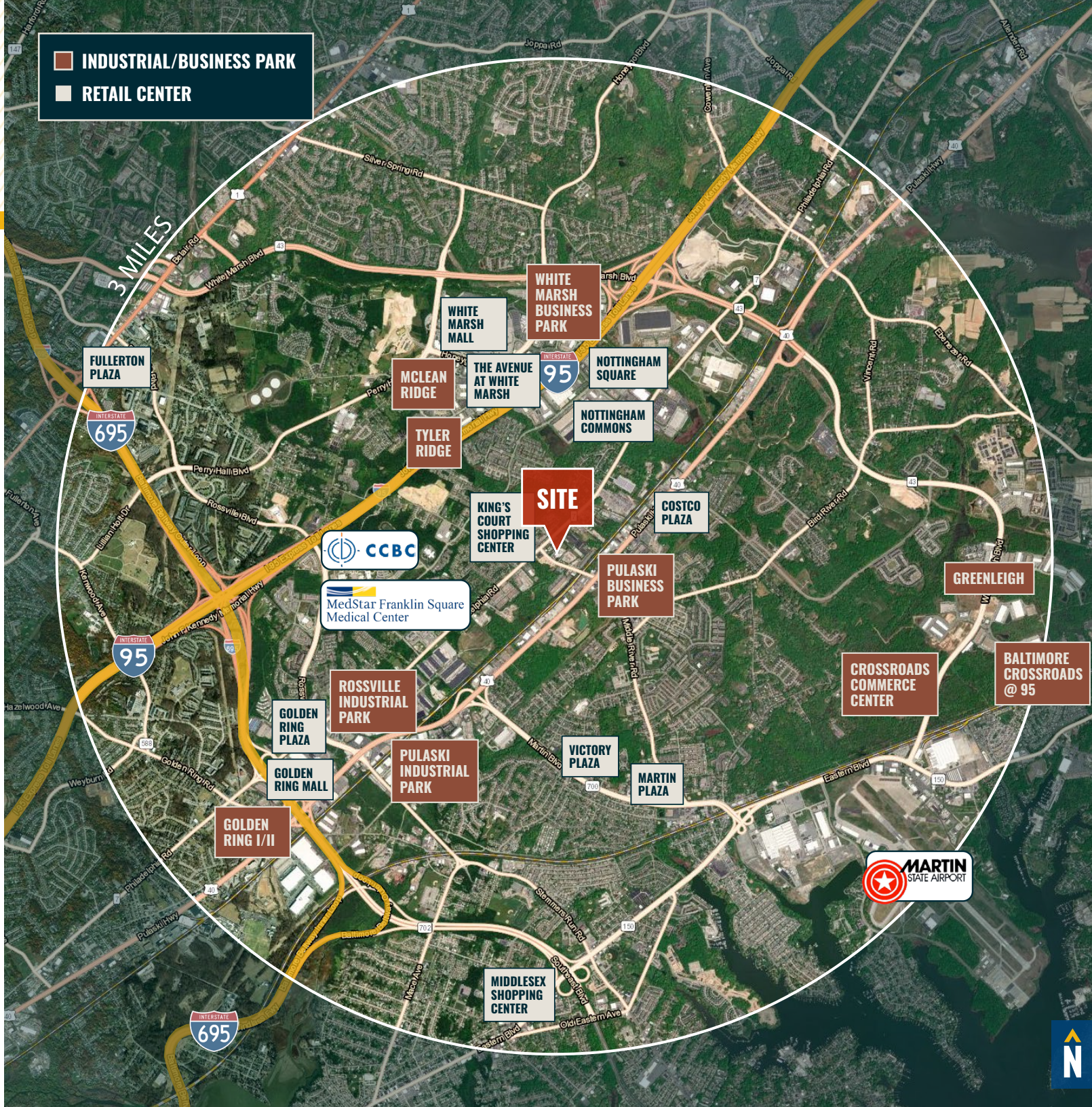
 21.5 MILES
25 MIN. DRIVE

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.



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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