

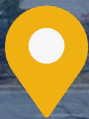


MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

WAREHOUSE/ INDUSTRIAL PROPERTY

OFFERING MEMORANDUM



12340 OWINGS MILLS BOULEVARD
REISTERSTOWN, MD 21136



**FOR
SALE**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

EXECUTIVE SUMMARY



PROPERTY SUMMARY:



BUILDING SIZE:

27,500 SF ±



LOT SIZE:

2.00 ACRES ±



ZONING:

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



CLEAR HEIGHT:

18' ±



DOCKS:

3



DRIVE-INS:

5 (OVERSIZED)



POWER:

220A/100V 3P

12340 OWINGS MILLS BOULEVARD

REISTERSTOWN, MARYLAND 21136

FOR SALE:

27,500 SF WAREHOUSE/INDUSTRIAL PROPERTY

FULLY LEASED INVESTMENT OPPORTUNITY

OCCUPANCY:

100% LEASED

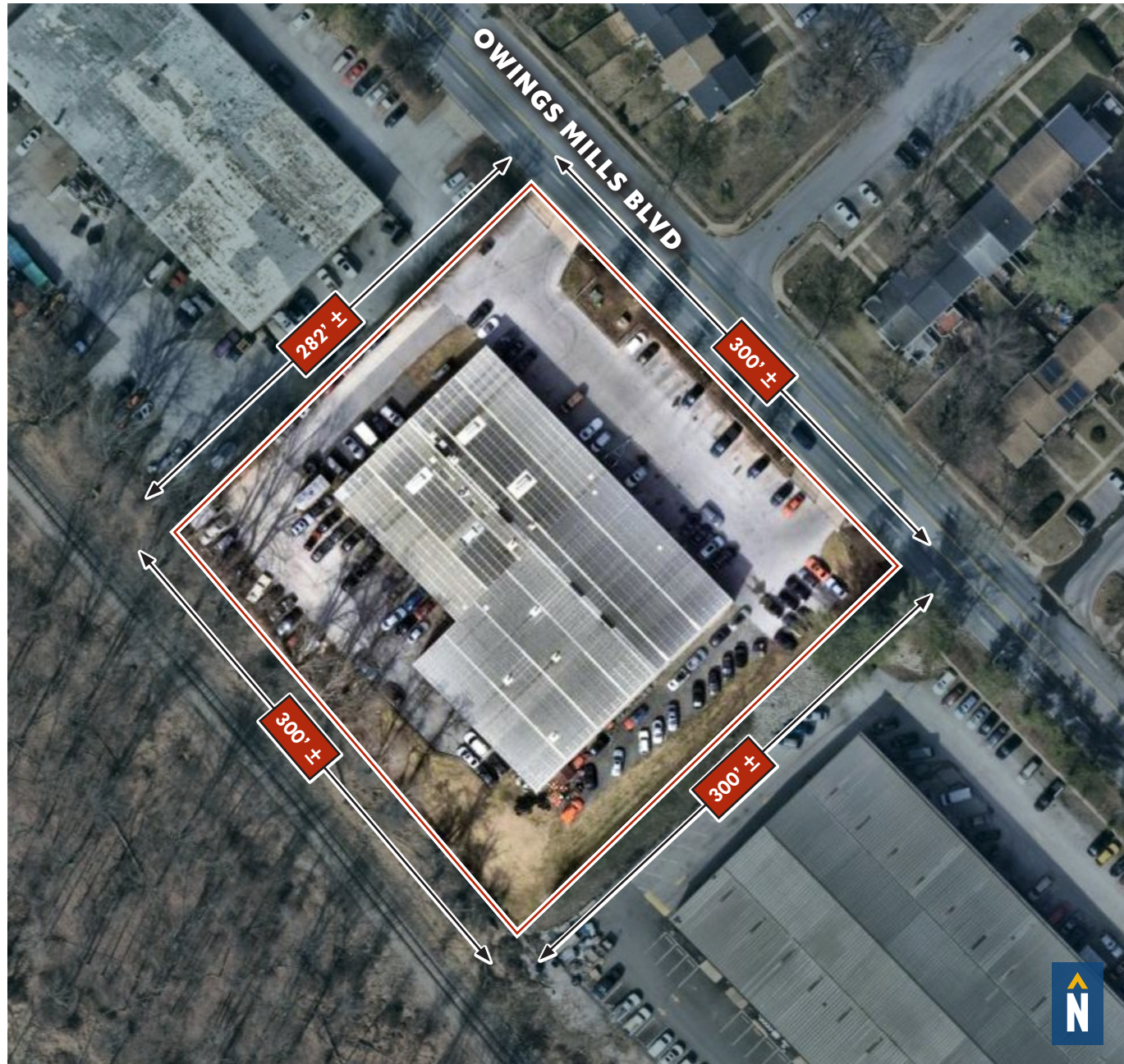


PROPERTY PROFILE

Address	12340 Owings Mills Boulevard Reisterstown, MD 21136
Parcel ID	04-1900012529
Map/Grid/Parcel	0049/0013/0289
Site Size	2.00 Acres \pm
Building Size	27,500 SF \pm
Year Built	1985
Stories	1
Construction	Metal
Clear Height	18' \pm
Loading Docks	3
Drive-Ins	5 (10' w x 12' h)
Power	110/220 3 Phase
Sprinkler	Wet
Utilities	Public Water and Sewer (Baltimore County)
Heat	Oil
Zoning	ML IM

ML (Manufacturing, Light) Intent: To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging or processing of goods or services. **Typical Uses Permitted by Right:** Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, laboratory, office, medical clinic, excavation not involving explosives, equipment and material storage yard, brewery. **Typical Uses Permitted by Special Exception:** Excavation using explosives, landfill, truck stop and trucking facility.

IM (Industrial, Major District) Intent: To encourage greater use of prime industrial land. Nonauxiliary commercial uses are discouraged. The IM district may be applied only to areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The base zone may be MH, ML, MLR, MR, BR, and/or BM. **Typical Uses Permitted by Right:** Uses permitted by the underlying zone, auxiliary retail, service and semi-industrial uses such as banks, barber-shops, dry cleaning facilities, contractor's shops, machinery sales/repair, hotels and motels, office supply stores, taverns. **Typical Uses Permitted by Special Exception:** Uses permitted by special exception in the underlying zone, car washes, truck and car service garages.



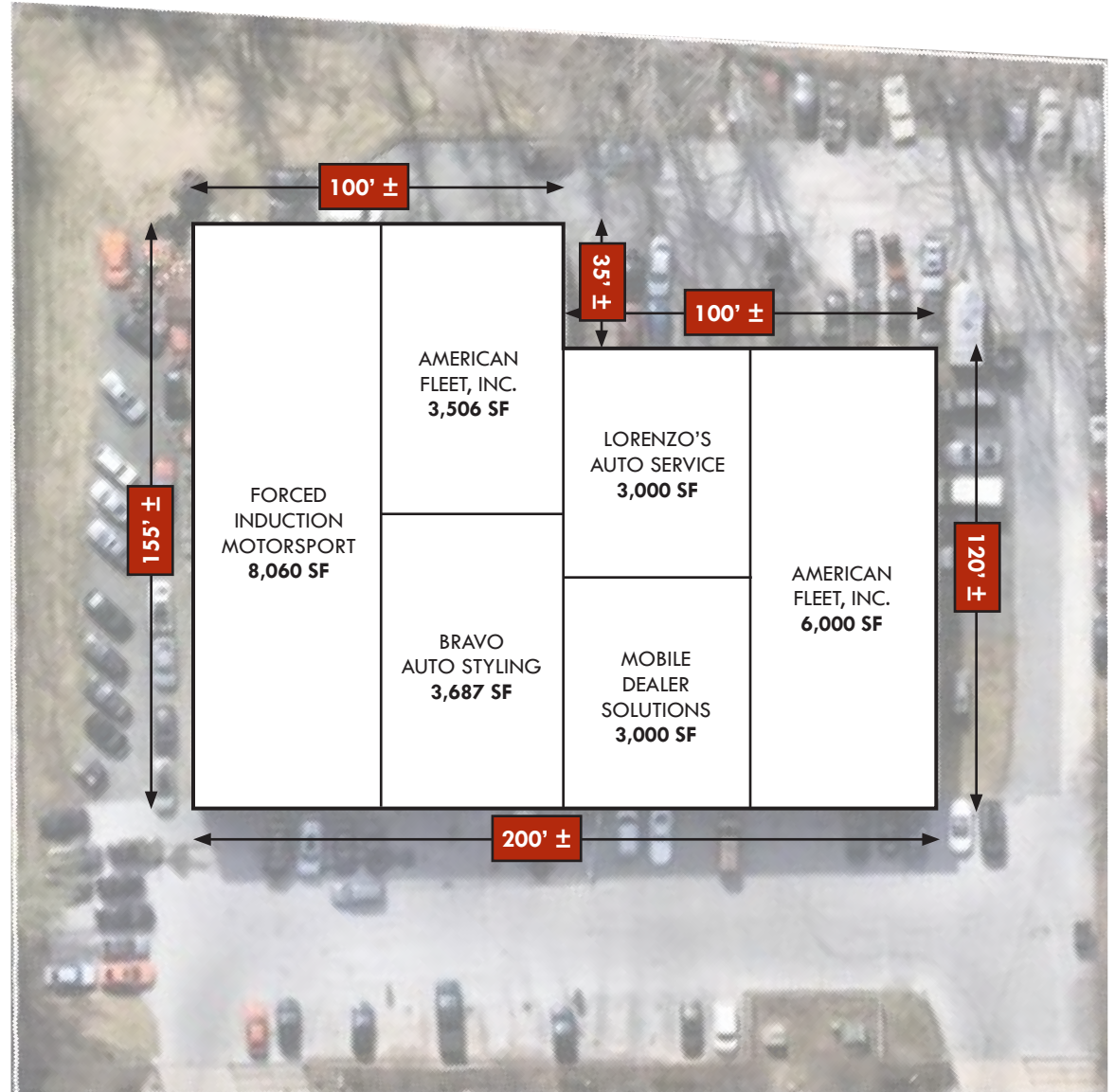
TENANCY OVERVIEW



The warehouse structure is steel construction with a steel frame and metal exterior walls. The subject property is a multi-tenanted warehouse. The property is currently 100% leased to five (5) tenants.

OCCUPANCY:

100%% LEASED



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 795
2.4 MILES
5 MIN. DRIVE

140
2.8 MILES
6 MIN. DRIVE

INTERSTATE 695
8.8 MILES
12 MIN. DRIVE

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

PORT OF BALTIMORE
1706
Helen Delich Bentley
25.8 MILES
33 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD
21.0 MILES
30 MIN.

WASHINGTON, DC
53.4 MILES
1 HR. 15 MIN.

PHILADELPHIA, PA
118.0 MILES
1 HR. 55 MIN.

RICHMOND, VA
167.0 MILES
2 HRS. 55 MIN.



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Each party shall conduct its own independent investigation and due diligence.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.





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