



# INDUSTRIAL PROPERTY

1412 RAILROAD AVENUE | TIMONIUM, MARYLAND 21093

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Income-producing property (currently leased to 6 Tenants) with flexible leases
- Rarely available industrial-zoned property in the I-83 corridor
- Immediate access to I-695 and I-83
- Close proximity to the Towson Core and York Road corridor

LOT SIZE:	5.75 ACRES ±
BUILDING 1:	6,400 SF ± (2-STORY OFFICE)
BUILDING 2:	1,850 SF ± (BLOCK WAREHOUSE)
BUILDING 3:	2,250 SF ± (SHED)
BUILDING 4:	1,650 SF ± (1-STORY OFFICE)
ZONING:	BR (BUSINESS ROADSIDE): 2.8 AC ±
	DR 5.5 (DENSITY RESIDENTIAL): 2.95 AC ±
SALE PRICE:	NEGOTIABLE





# LOCAL BIRDSEYE



INTERSTATE  
695

INTERSTATE  
695

INTERSTATE  
83

SEMINARY PARK

SITE

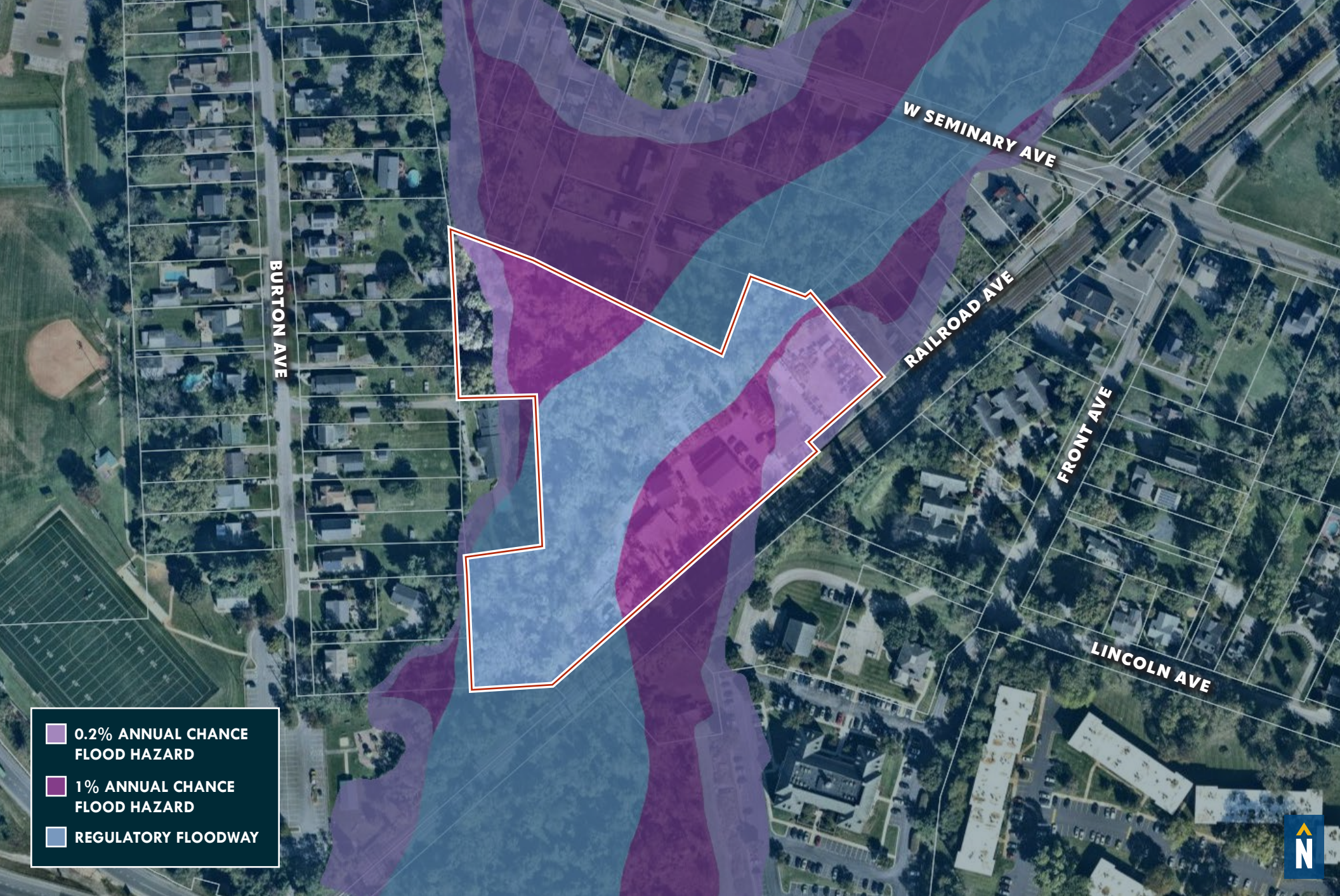
CREIGHTON CENTER

Inspirations  
MEMORY CARE





# FLOODPLAIN AERIAL

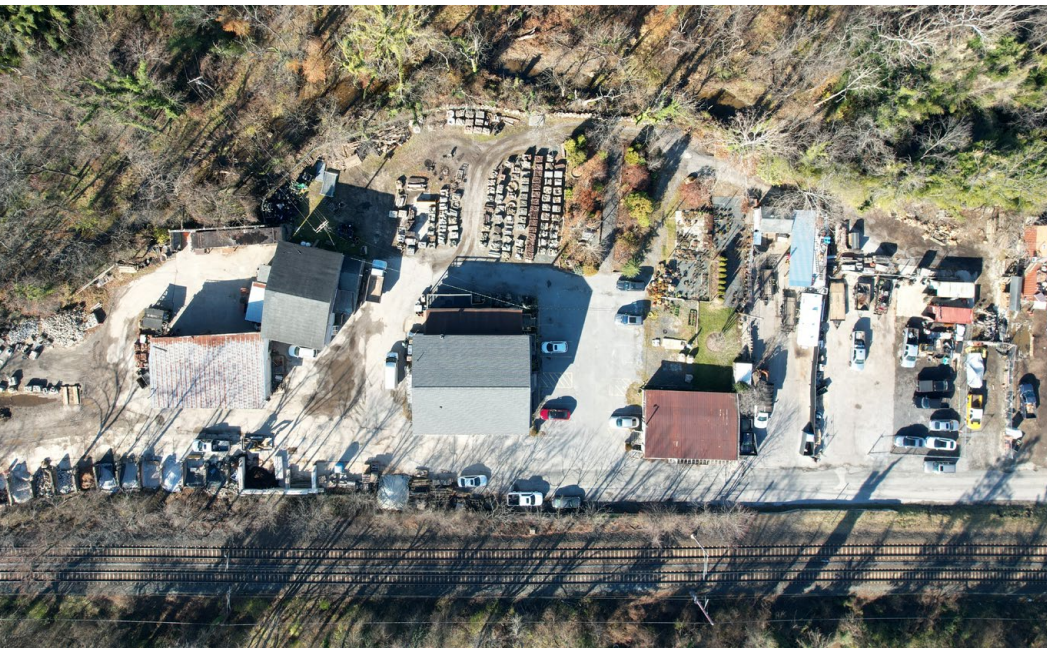


- 0.2% ANNUAL CHANCE FLOOD HAZARD
- 1% ANNUAL CHANCE FLOOD HAZARD
- REGULATORY FLOODWAY





# ADDITIONAL PHOTOS





# FOR MORE INFO **CONTACT:**



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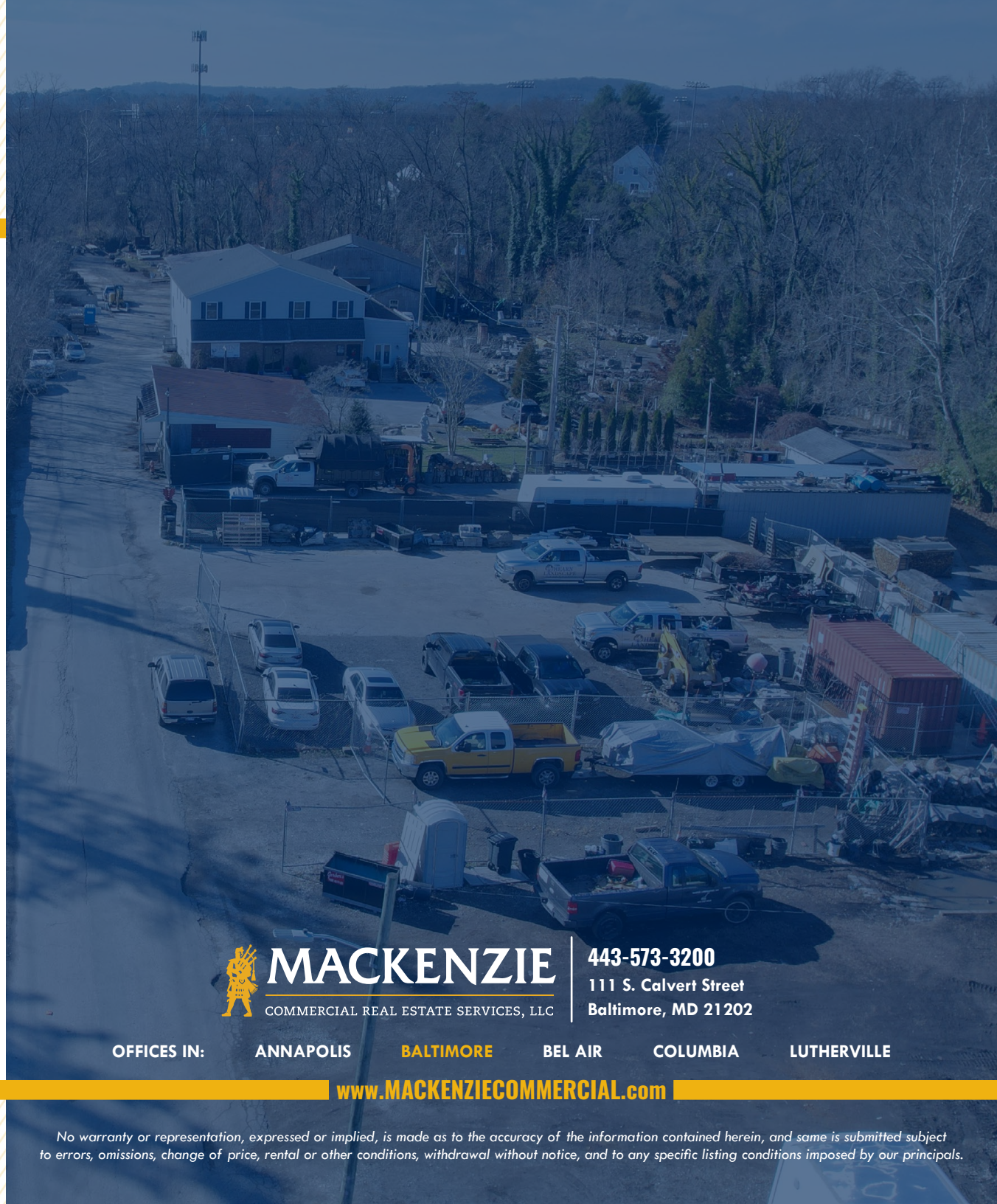


**BILL WHITTY**

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