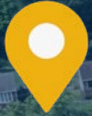




MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



1920 & 1922 GREENSPRING DR

TIMONIUM, MD, 21093



**FOR
SALE**



CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

EXECUTIVE SUMMARY

1920 & 1922 GREENSPRING DR

TIMONIUM, MARYLAND 21093

MacKenzie Commercial Real Estate Services, LLC is offering the opportunity to purchase in fee simple **1920 and 1922 Greenspring Drive** in Timonium, Maryland, a two building office park totaling 70,265 square feet.

The two buildings are currently 36% leased and represent a value-add opportunity for the next owner. The buildings are well located, well-constructed and cater to a variety of tenant sizes inside the historically well-leased Timonium submarket.

1920 and 1922 Greenspring Drive are strategically located in a well-established business corridor within an equally strong demographic base. Full interchange interstate access is one mile away.

	1920 Greenspring	1922 Greenspring	Total
Size	33,670 ± SF	31,862 ± SF	65,532 ± SF
Site	3.73 ± AC	2.37 ± AC	6.10 ± AC
Stories		2	
Leased SF	1,760 ± SF	21,893 ± SF	23,653 ± SF
Vacant SF	31,910 ± SF	9,969 ± SF	41,879 ± SF
	33,670 ± SF	31,862 ± SF	65,532 ± SF
% Leased		36%	

11,329 SF under lease but not occupying

Parking 324 Spaces (5/1,000 SF)

OFFERED UNPRICED



OFFERING HIGHLIGHTS

TENANTS

- » 36 % leased (4 tenants)
- » Existing vacancies demised into different sizes
- » Historically strong occupancy

PHYSICALS

- » Attractive masonry construction
- » 1920: 2 story with elevator lobby
- » 1922: 2 story with at grade access on both floors (no elevator)
- » Super adequate parking ratio enables medical occupiers
- » New roofs in 2024 and 2026 with warranty

LOCATION

- » Low traffic location on southern end of Greenspring Drive
- » Quite neighbors (residential, self-storage)
- » One mile from I-83 interchange
- » Amenities nearby (gas, food, banking, retail)

ALL OFFERS SHOULD INCLUDE:

- | | |
|----------------|---|
| » Price | » Closing time frame |
| » Study Period | » Source of capital for the acquisition |
| » Deposit | |

The information contained herein is provided by the owner and other sources deemed reliable. Prospective purchasers should make their own inquiries as to the suitability of the investment and the elements contained herein.



PROPERTY SPECS

Address	1920 Greenspring Dr Timonium, MD 21093	1922 Greenspring Dr Timonium, MD 21093
Parcel ID	08-2100011226	08-2100011227
Site Size	3.73 Acres ±	2.37 Acres ±
Building Size	33,670 SF ±	31,862 SF ±
Stories	2	2
Year Built	1970 (Reno 1998)	1970 (Reno 1998)
Parking	324 Spaces Total - 5/1,000 SF	
Sprinklers	Wet	Wet
Construction	Masonry	Masonry
Roof	Membrane Installed 5/24 Warranty to 5/44	Membrane Installed 5/26 Warranty to 11/42
HVAC	8 RTU's various tonnage	24 RTU's various tonnage
Life Safety	Alarm, heat, smoke, detection systems & waterflow	
Windows	Fixed	Fixed
Elevators	Hydraulic	n/a
Utilities	BGE, Verizon, Comcast	BGE, Verizon, Comcast
Zoning	ML (MANUFACTURING, LIGHT) AND DR 5.5 (limited)	

Zoning: ML (Manufacturing, Light)

Baltimore County, MD

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.





SUBMIT ALL OFFERS TO:



MATT MUELLER

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.6658

MMUELLER@mackenziecommercial.com



OWEN ROUSE, JR.

SENIOR VICE PRESIDENT, INVESTMENT SALES

410.494.6654

OROUSE@mackenziecommercial.com



TOM GREEN

REAL ESTATE ADVISOR

410.494.6641

TGREEN@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, Maryland 21093

OFFICES IN:

ANNAPOLIS, MD

BALTIMORE, MD

BEL AIR, MD

COLUMBIA, MD

LUTHERVILLE, MD

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www.MACKENZIECOMMERCIAL.com

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