

**FOR
LEASE**

1965
GREENSPRING DRIVE

MARK DEERING
Partner

mdeering@mackenziecommercial.com

MATT CURRAN
Vice President

mcurran@mackenziecommercial.com

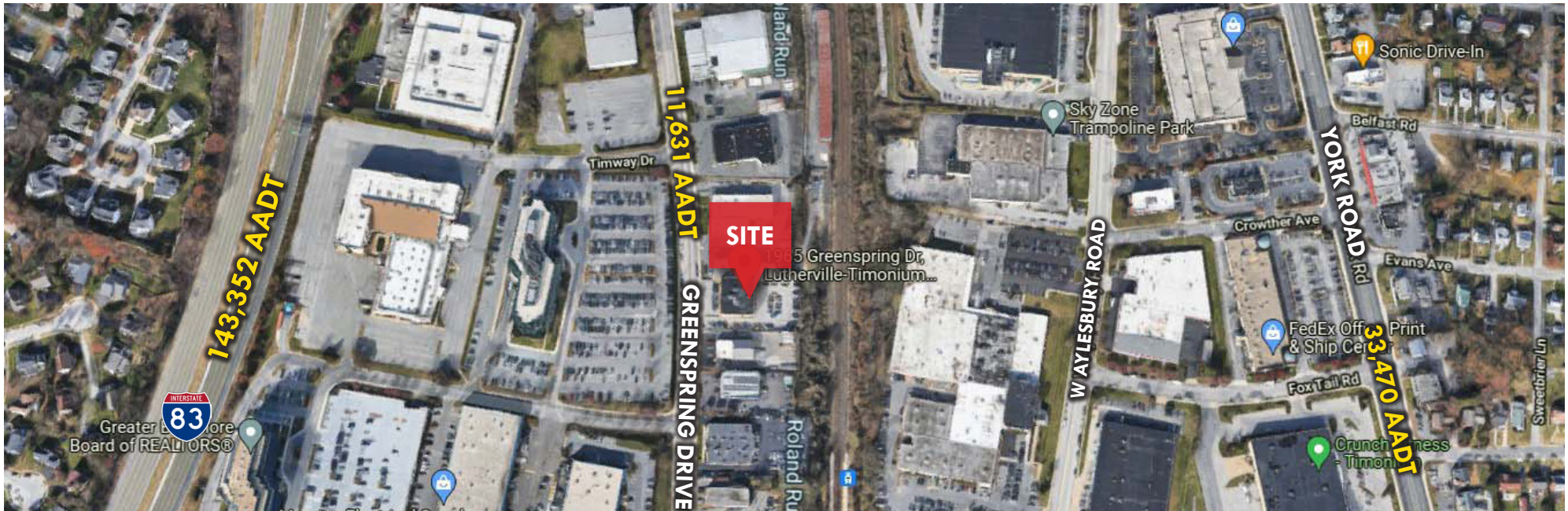


MACKENZIE

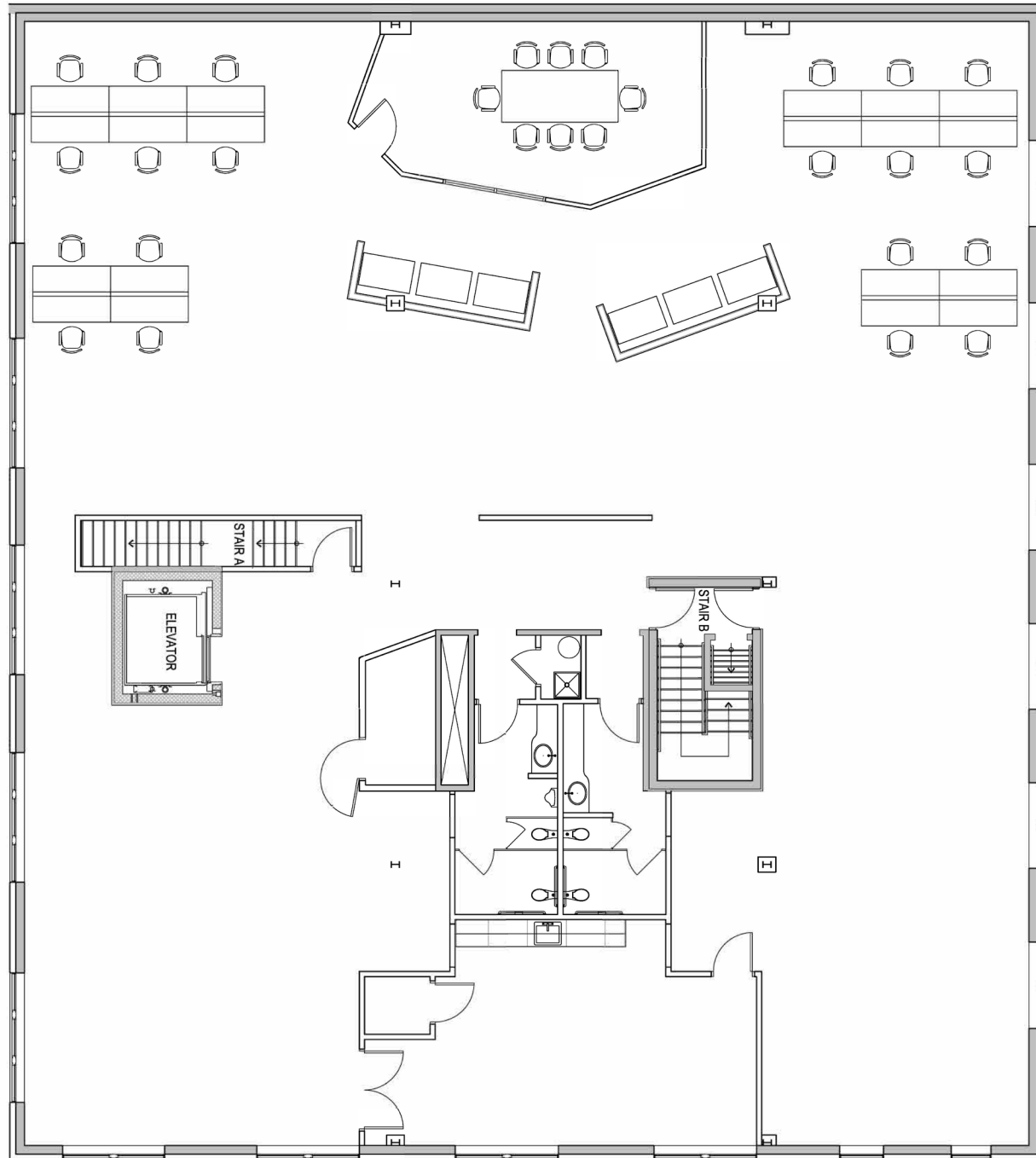
COMMERCIAL REAL ESTATE SERVICES, LLC

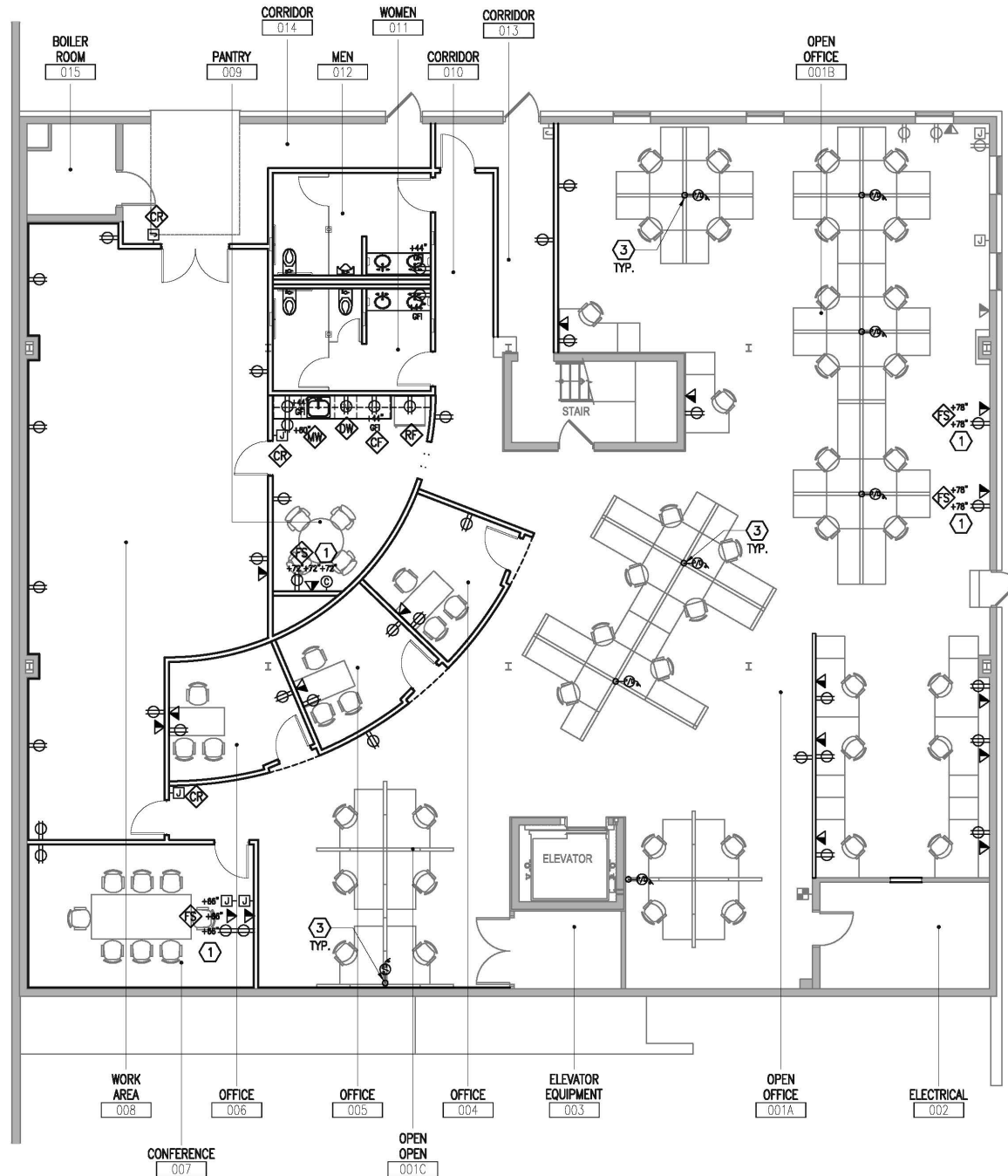


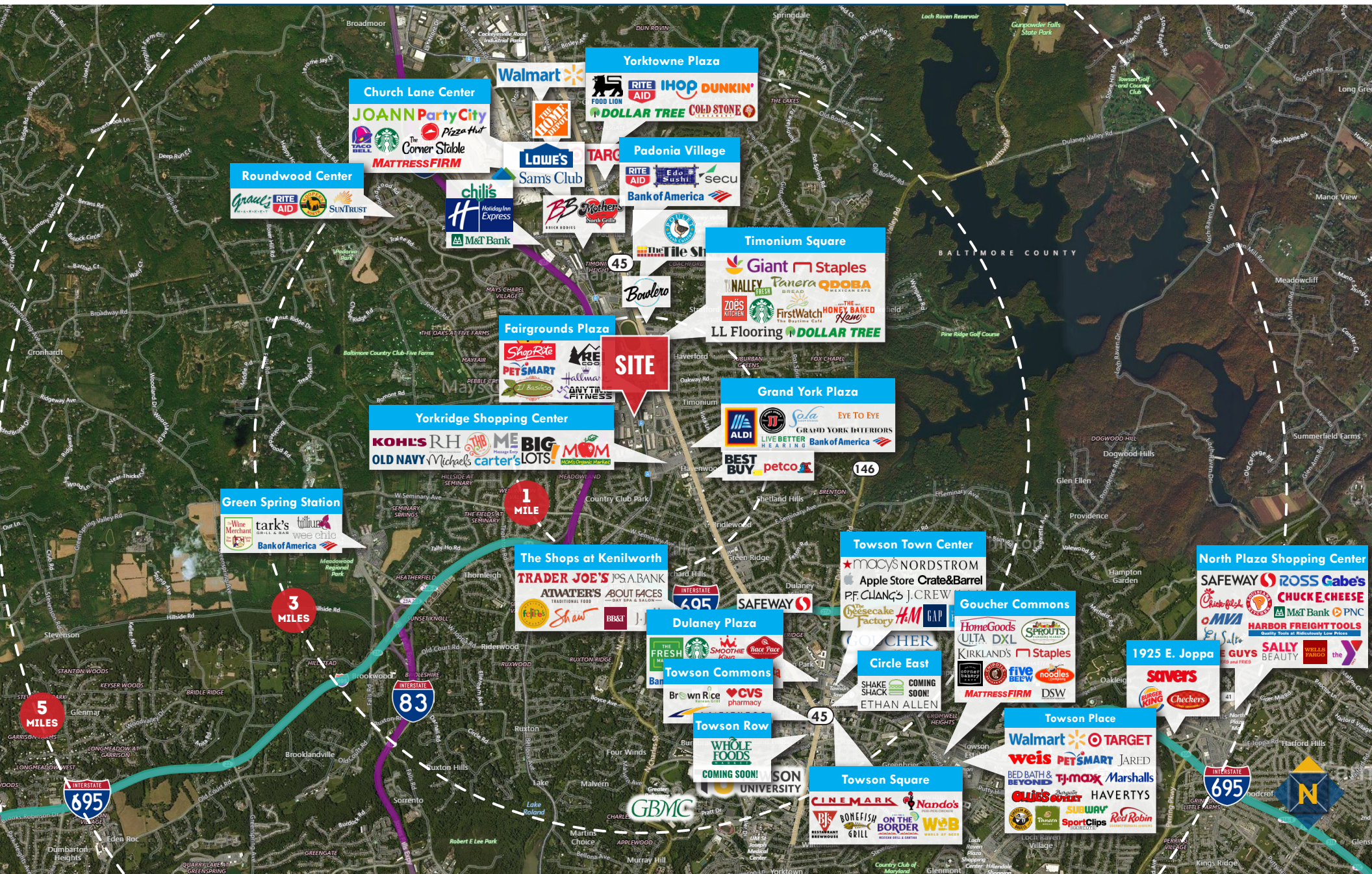
AVAILABLE	Top Floor: 7,120 SF/\$15.50 FS	ZONING	ML IM - Manufacturing Light
	Ground Floor: 7,120 SF/\$14.00 FS	PARKING	Surface Parking and Street Parking along Greenspring Drive
LOT SIZE	0.65 AC	SPEC HIGHLIGHTS	» Natural gas generator
BUILDING SIZE	21,360 SF		» Verizon and Comcast Fiber serve the building
STORIES	3		» Furniture could potentially convey upon a sale
YEAR BUILT	The building was purchased by the current owner from LH Cranston & Sons in 2008 and the property was completely rehabbed and renovated. The middle and top floors were renovated in 2008 and the bottom floor was renovated in 2014. The building was constructed with Class A Finishes throughout.		» Ample Storage Space on Ground Floor
	1976 and renovated 2008/2014.	» Drive in Door serves the storage area behind the building	
	These renovations included a brand new electrical system, elevator, upgraded HVAC system, and new plumbing throughout the building.	HVAC	» 4 - York 10 ton RTU's
	» 1- Trane 7.5 ton RTU		
	» 3 - Ductless split systems for server rooms		
	» 5 - Split systems		

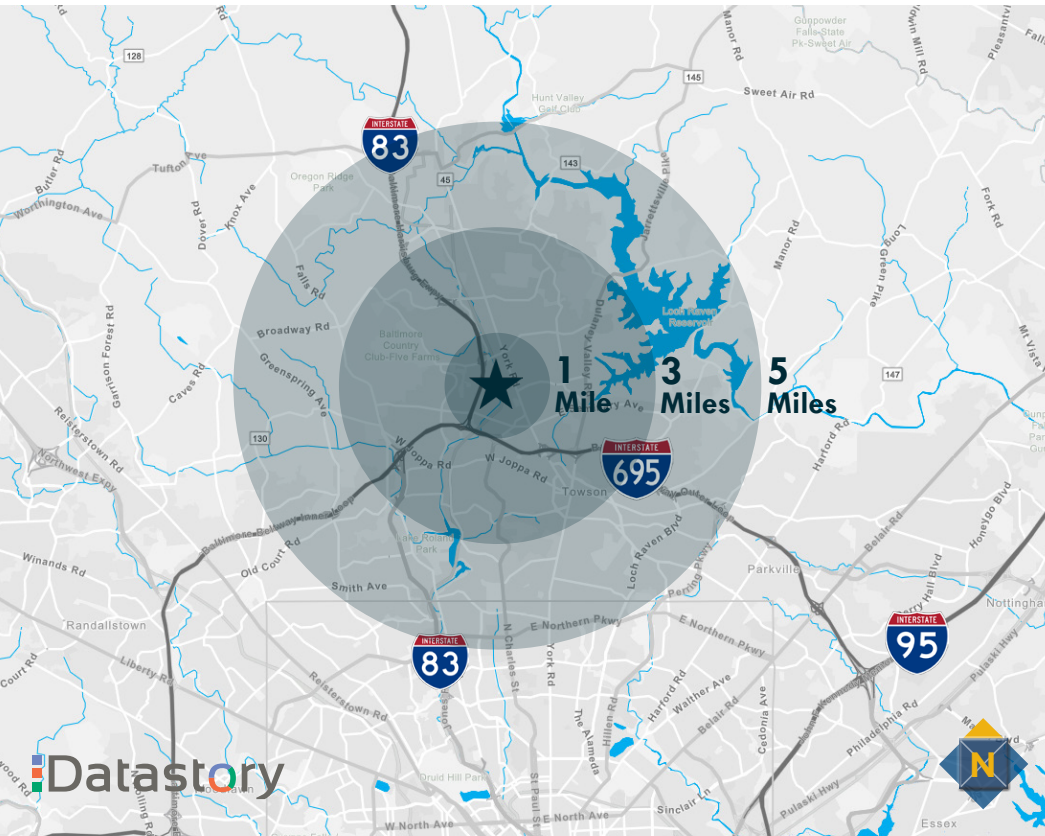












RESIDENTIAL POPULATION

9,006
1 MILE
77,857
3 MILES
173,761
5 MILES

NUMBER OF HOUSEHOLDS

3,620
1 MILE
31,122
3 MILES
70,470
5 MILES

AVERAGE HH SIZE

2.49
1 MILE
2.23
3 MILES
2.32
5 MILES

MEDIAN AGE

46.5
1 MILE
40.3
3 MILES
40.6
5 MILES

AVERAGE HH INCOME

\$128,816
1 MILE
\$120,264
3 MILES
\$125,878
5 MILES

EDUCATION (COLLEGE+)

82.6%
1 MILE
80.5%
3 MILES
80.4%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

91.9%
1 MILE
90.5%
3 MILES
90.7%
5 MILES

DAYTIME POPULATION

12,735
1 MILE
94,082
3 MILES
195,339
5 MILES

19%

PLEASANTVILLE

2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

18%

EXURBANITES

2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

12%

IN STYLE

2 MILES

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.35
AVERAGE HH SIZE

42.0
MEDIAN AGE

\$73,000
MEDIAN HH INCOME

11%

GOLDEN YEARS

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME



CONTACT:

MARK DEERING

PARTNER

443.573.3201

mdeering@mackenziecommercial.com

MATT CURRAN

VICE PRESIDENT

443.573.3203

mcurran@mackenziecommercial.com

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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

