

FOR SALE

Baltimore County, MD

FLEX/INDUSTRIAL BUILDING

2001-2003 GREENSPRING DRIVE | TIMONIUM, MD 21093

Matthew Curran, SIOR

☎ 443.573.3203

✉ mcurran@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Andrew Meeder, SIOR

☎ 410.494.4881

✉ ameeder@mackenziecommercial.com

Daniel Hudak, SIOR

☎ 443.573.3205

✉ dhudak@mackenziecommercial.com

443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

FOR SALE

 Baltimore County, MD

FLEX/INDUSTRIAL BUILDING

2001-2003 GREENSPRING DRIVE | TIMONIUM, MARYLAND 21093

SALE PRICE:

\$2,275,000

BUILDING SIZE

12,170 sf ±

LOT SIZE

1.0 Acre ±

ZONING

ML IM (Manufacturing, Light)
[Industrial, Major District]

CLEAR HEIGHT

14' - 18' ±

DOCKS

2

DRIVE-INS

2 (12' w x 12' h and 16' w x 14' h)

HIGHLIGHTS

- ▶ Visibility on Greenspring Drive w/ mix of retail/showroom users
- ▶ Just off of York Road corridor and its many amenities
- ▶ Excellent access to I-83, I-695



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Matthew Curran, SIOR

☎ 443.573.3203

✉ mcurran@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Andrew Meeder, SIOR

☎ 410.494.4881

✉ ameeder@mackenziecommercial.com

Daniel Hudak, SIOR

☎ 443.573.3205

✉ dhudak@mackenziecommercial.com

• 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

FOR SALE

Baltimore County, MD

AERIAL

2001-2003 GREENSPRING DRIVE | TIMONIUM, MARYLAND 21093

6,000 SF (shaded in red)
is occupied by the Owner.
Owner requires a 4-5 year
lease back at market rate.

6,000 SF ±
(COMBINED)

OCCUPIED BY
CURRENT OWNER

OCCUPIED BY
CURRENT OWNER

6,100 SF ±
AVAILABLE TO TENANT
OR OWNER/USER

GREENSPRING DR

FOR SALE

 Baltimore County, MD

LOCAL BIRDSEYE

2001-2003 GREENSPRING DRIVE | TIMONIUM, MARYLAND 21093



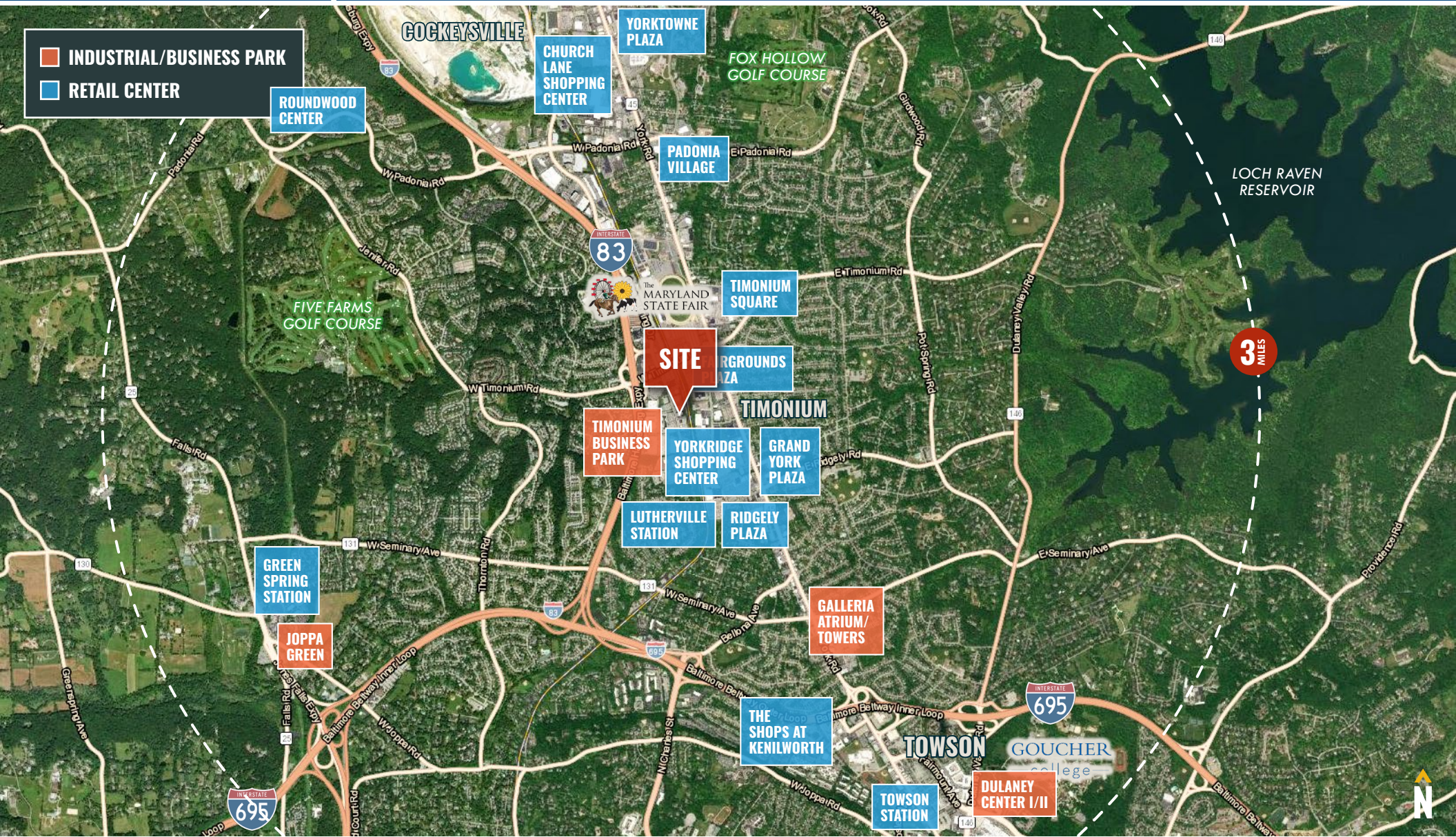
FOR SALE



Baltimore County, MD

TRADE AREA

2001-2003 GREENSPRING DRIVE | TIMONIUM, MARYLAND 21093



FOR SALE



Baltimore County, MD

LOCATION

2001-2003 GREENSPRING DRIVE | TIMONIUM, MARYLAND 21093



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	13.4	17 MIN.
WASHINGTON, DC	53.5	1 HR. 9 MIN.
PHILADELPHIA, PA	104.0	1 HR. 44 MIN.
RICHMOND, VA	167.0	2 HRS. 55 MIN.

TRANSPORTATION POINTS OF INTEREST:

SEAGIRT MARINE TERMINAL	21.0	26 MIN.
DUNDALK MARINE TERMINAL	20.1	27 MIN.
FAIRFIELD MARINE TERMINAL	22.5	27 MIN.
BWI AIRPORT	25.9	29 MIN.



BALTIMORE, MD



BWI AIRPORT



WASHINGTON, DC



PORT OF BALTIMORE



PHILADELPHIA, PA



RICHMOND, VA



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

Matthew Curran, SIOR

443.573.3203

mcurran@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Andrew Meeder, SIOR

410.494.4881

ameeder@mackenziecommercial.com

111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202

Daniel Hudak, SIOR

443.573.3205

dhudak@mackenziecommercial.com

www.MACKENZIECOMMERCIAL.com



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3203

MCURRAN@MACKENZIECOMMERCIAL.COM

ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4881

AMEEDER@MACKENZIECOMMERCIAL.COM

DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3205

DHUDAK@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.