



FLEX/INDUSTRIAL BUILDING

2011 GREENSPRING DRIVE | TIMONIUM, MARYLAND 21093

FOR
**LEASE/
SALE**

**SPECIAL
EXCEPTION
EXISTS
PERMITTING
AUTOMOTIVE
USES!**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 12,740 SF ± flex/industrial building
- 3 drive ins (front, rear and side)
- Fully paved
- Visibility on Greenspring Drive with mix of retail/showroom users
- Just off of York Road corridor and its many amenities
- Excellent access to I-83 and I-695
- *Special exception exists permitting automotive uses*

BUILDING SIZE: 12,740 SF ±

LOT SIZE: 1.0 ACRE ±

YEAR BUILT: 1963

CLEAR HEIGHT: 12-17' ±

DRIVE INS: 3 (FRONT, REAR AND SIDE)

POWER: 3 PHASE

SPRINKLERS: NONE

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



AERIAL / PARCEL OUTLINE



LOCAL BIRDSEYE



83

Self StorageOne
ALL AROUND BALTIMORE

INTERSTATE 83

PROVGRASS
LAWN & ORNAMENTAL CARE

CHASON
SERVICE INDUSTRIES

Communications Electronic

Tires Auto

NORTHEASTERN SUPPLY

PRICELESS CARPET ONE FLOOR & HOME

LOYOLA UNIVERSITY MARYLAND

SITE

GREENSPRING DR

McArdle & Walsh, Inc.



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 83
0.6 MILES
2 MIN. DRIVE

INTERSTATE 695
2.2 MILES
4 MIN. DRIVE

INTERSTATE 95
11.9 MILES
13 MIN. DRIVE

PORT OF BALTIMORE
22.4 MILES
25 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT
24.7 MILES
25 MIN. DRIVE

BALTIMORE, MD
13.4 MILES
17 MIN.

WASHINGTON, DC
53.5 MILES
1 HR. 15 MIN.

PHILADELPHIA, PA
104.0 MILES
1 HR. 42 MIN.



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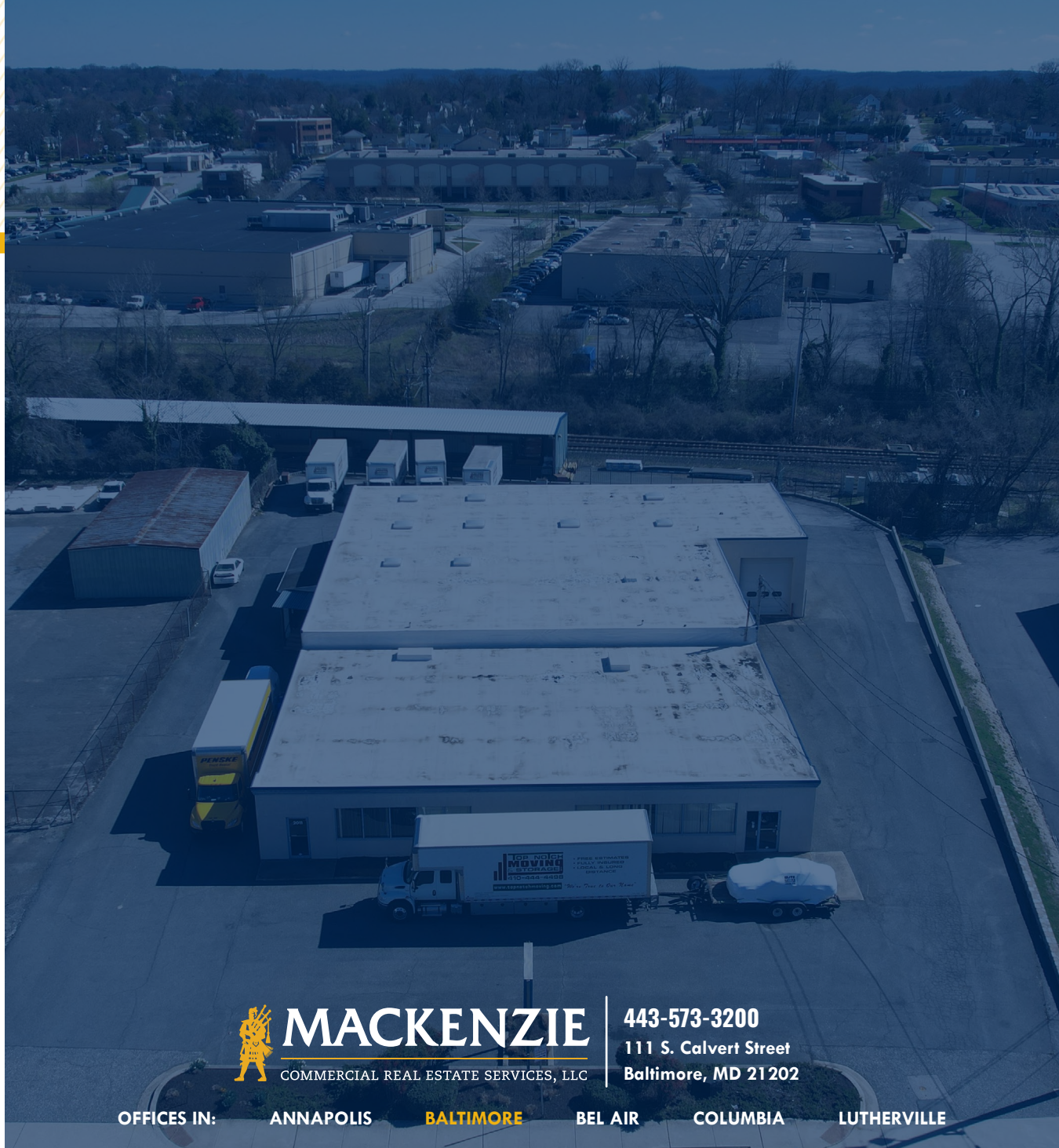


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