11,880 SF ± FLEX BUILDING

21 NEWPORT DRIVE | FOREST HILL, MARYLAND 21050

FOR **SALE/ LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 11,880 SF ± flex building in excellent condition
- Two (2) oversized drive-in doors
- 7,880 SF ± available for lease
- Original rubber roof was recently inspected
- Ample on-site parking
- Fenced outdoor storage area
- All asphalt replaced 3 years ago
- Easy access to Route 1, Route 23 and Route 24

AVAILABLE:	7,880 SF ±
BUILDING SIZE:	11,880 SF ±
LOT SIZE:	1.64 ACRES ±
CLEAR HEIGHT:	17'-18' ±
DRIVE-INS:	2 (12' W x 14' H)
ZONING:	CI (COMMERCIAL INDUSTRIAL DIST.)



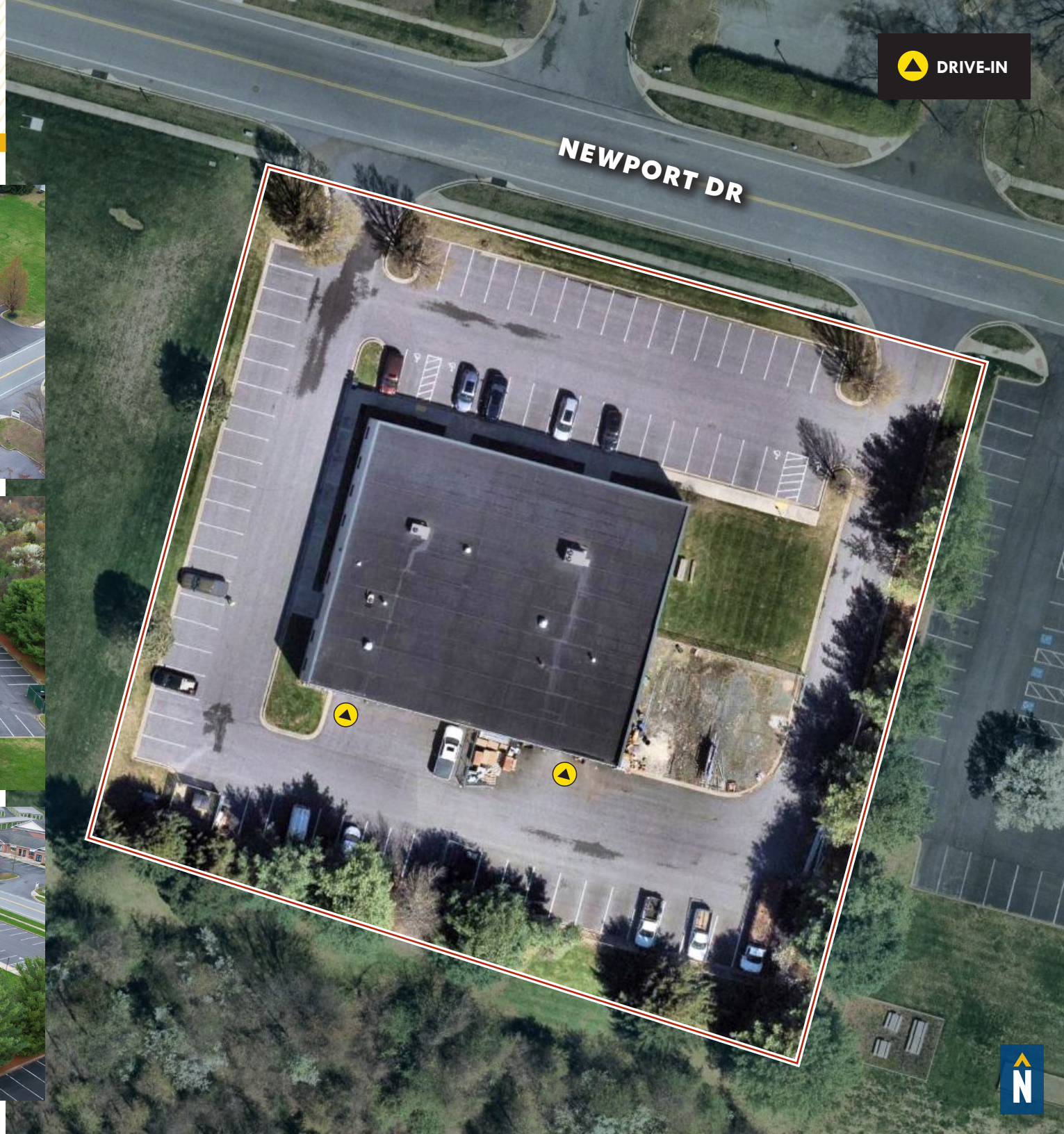


AERIAL

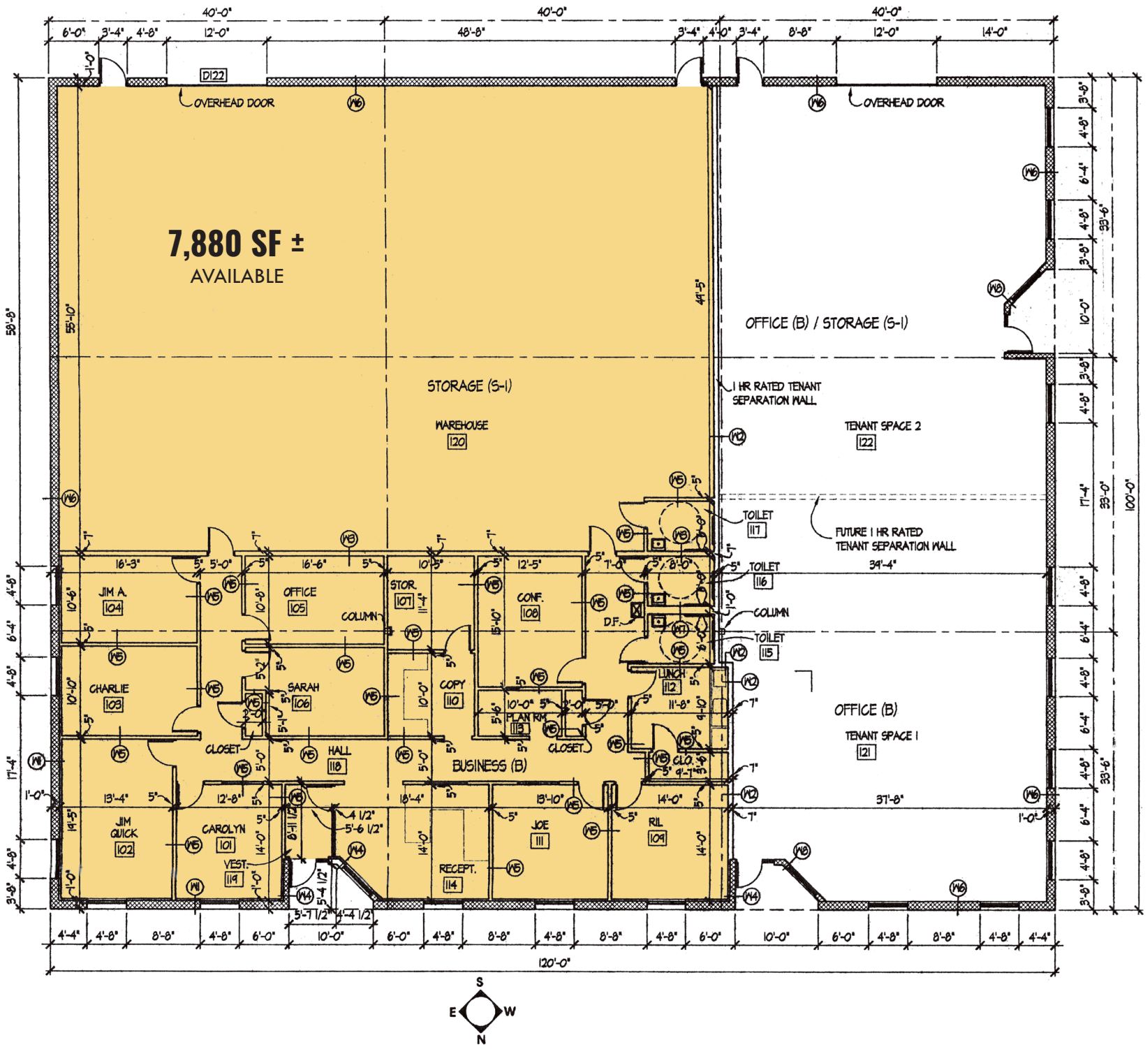








FLOOR PLAN


7,880 SF ±
AVAILABLE
OVERHEAD DOOR
OVERHEAD DOOR
OFFICE (B) / STORAGE (S-1)
STORAGE (S-1)
WAREHOUSE
120
1 HR RATED TENANT SEPARATION WALL
TENANT SPACE 2
122
FUTURE 1 HR RATED TENANT SEPARATION WALL
TOILET
117
TOILET
116
TOILET
115
COLUMN
D.F.
JIM A.
104
OFFICE
105
COLUMN
STOR.
107
CONF.
108
CHARLIE
103
SARAH
106
COPY
110
LUNCH
112
PLAN RM.
113
CLOSET
CLOSET
HALL
118
BUSINESS (B)
C.L.O.
OFFICE (B)
TENANT SPACE 1
121
JIM QUICK
102
CAROLYN
101
VEST.
119
RECEPT.
114
JOE
111
RIL
109
40'-0"
40'-0"
40'-0"
120'-0"
58'-8"
100'-0"
33'-0"
33'-6"
39'-4"
37'-8"
S
E
W
N

LOCAL **BIRDSEYE**

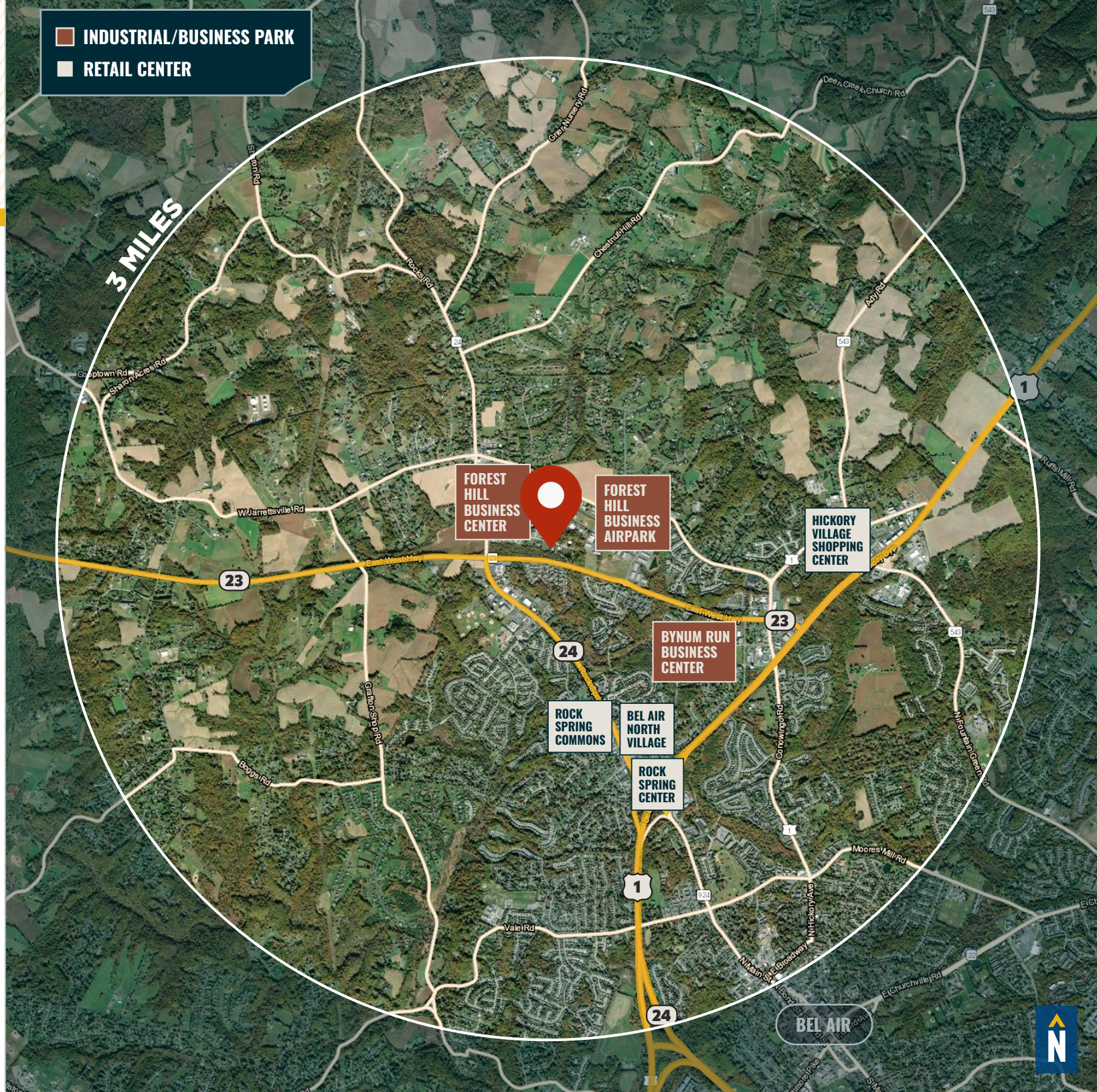


REGIONAL ACCESS

DRIVING DISTANCE TO:

- **24** — 0.4 MILES — **2 MIN. DRIVE**
- **1** — 2.6 MILES — **7 MIN. DRIVE**
- **INTERSTATE 95** — 11.4 MILES — **18 MIN. DRIVE**
- **PORT OF BALTIMORE** (Helen Delich Bentley, 1706) — 30.7 MILES — **35 MIN. DRIVE** (SEAGIRT MARINE TERMINAL)
- **BWI** Baltimore/Washington International Thurgood Marshall Airport — 39.8 MILES — **45 MIN. DRIVE**

BALTIMORE, MD	30.0 MILES	**40 MIN.**
WASHINGTON, DC	68.7 MILES	**1 HR. 15 MIN.**
PHILADELPHIA, PA	82.8 MILES	**1 HR. 230 MIN.**
RICHMOND, VA	186.0 MILES	**2 HRS. 50 MIN.**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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