



# FLEX BUILDING FOR SALE

221 COCKEYSVILLE ROAD

COCKEYSVILLE, MARYLAND 21030



# FOR SALE

Baltimore County, MD

# 221 COCKEYSVILLE ROAD

COCKEYSVILLE, MARYLAND 21030

## AVAILABLE

35,358 sf

## LOT SIZE

1.79 Acres

## ZONING

ML-IM (Manufacturing)

## TRAFFIC COUNT

27,110 AADT (Beaver Dam Road)

## SALE PRICE

\$3,750,000

## HIGHLIGHTS

- ▶ 100% leased investment sale
- ▶ 3 years of lease term
- ▶ NOI over \$200,000 annually
- ▶ Two existing tenants
- ▶ 4 Docks, 1 Drive-In
- ▶ 20' Ceiling Height
- ▶ 30x32 column spacing



Hunt Valley Towne Centre



Patrick Smith, SIOR | Vice President

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# FOR SALE

Baltimore County, MD

# BIRDSEYE

221 COCKEYSVILLE ROAD | COCKEYSVILLE, MARYLAND 21030





# FOR SALE

Baltimore County, MD

# TRADE AREA

221 COCKEYSVILLE ROAD | COCKEYSVILLE, MARYLAND 21030







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