



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













Patrick Smith, SIOR | Vice President

★ 410.494.6644 cboland@mackenziecommercial.com

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BIRDSEYE
221 COCKEYSVILLE ROAD | COCKEYSVILLE, MARYLAND 21030



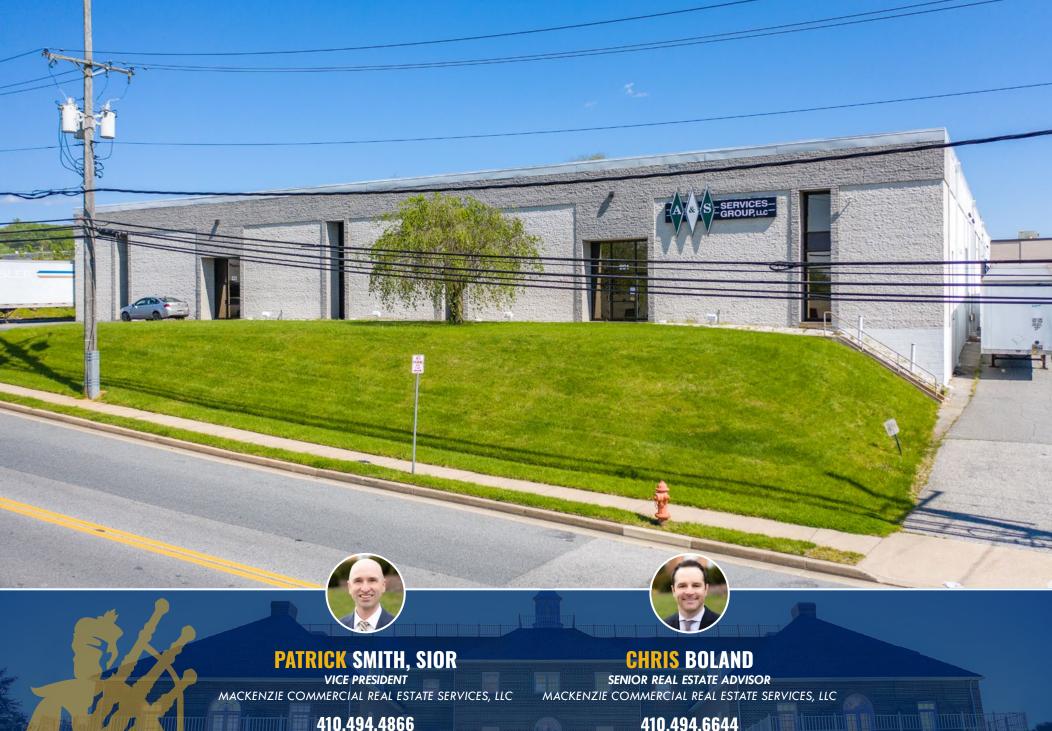


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