



# FLEX/LABORATORY BUILDING

4030 GILL AVENUE | HAMPSTEAD, MARYLAND 21074

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 16,200 SF  $\pm$  flex/laboratory building (2 stories)
  - » 1st Floor: Warehouse and lab space
  - » 2nd Floor: Office and lab space
- Highly specialized lab equipment could convey with the property
- One (1) dock high loading door serving truck court in rear of building
- Walkable to the restaurants and amenities of Hampstead's Main Street
- Ideal for lab acquisition candidates, lab users and/or light industrial users

BUILDING SIZE:

16,200 SF  $\pm$  (2 STORIES)

LOT SIZE:

1.09 ACRES  $\pm$

LOADING:

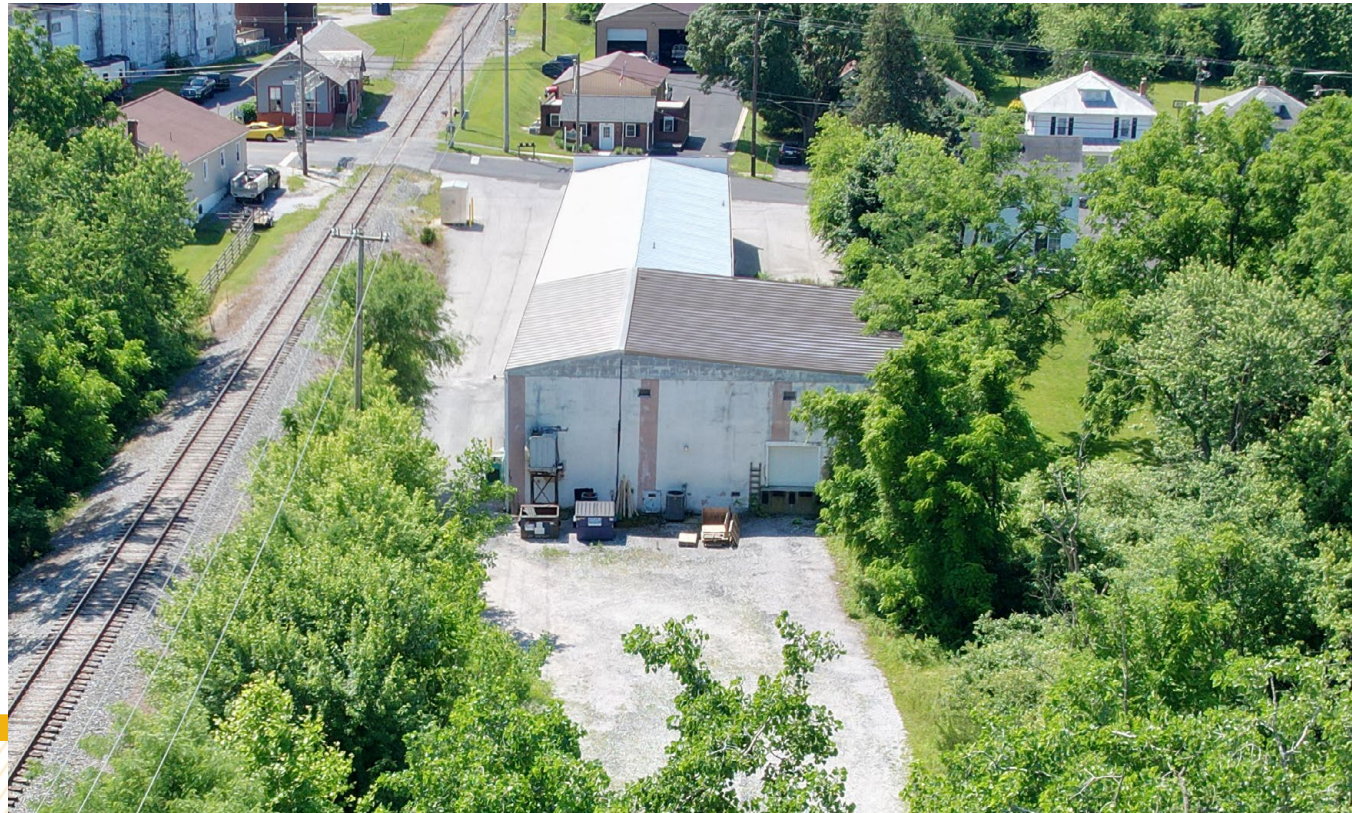
1 DOCK HIGH DOOR

SPRINKLERS:

WET

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)



# AERIAL



GILL AVE



GOOGLE STREET VIEW



# ADDITIONAL PHOTOS



# LOCAL BIRDSEYE



HAMPSTEAD MUNICIPAL PARK

30

HANOVER PIKE

True Value

OUTLAW BBQ  
SMOKEHOUSE

Rocco's

SITE

M&T Bank

Shell

GILL AVE



# TRADE AREA

## DRIVING DISTANCE TO:

**30** 0.1 MILES  
1 MIN. DRIVE

**795** 9.9 MILES  
14 MIN. DRIVE

**83** 11.0 MILES  
15 MIN. DRIVE

**BWI** 34.5 MILES  
38 MIN. DRIVE  
BALTIMORE WASHINGTON INTERNATIONAL  
THURGOOD MARSHALL AIRPORT

**PORT OF BALTIMORE** 35.4 MILES  
40 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)  
1706  
Helen Delich Bentley

**BALTIMORE, MD** 29.1 MILES  
40 MIN.

**WASHINGTON, DC** 63.6 MILES  
1 HR. 20 MIN.

**PHILADELPHIA, PA** 123.0 MILES  
2 HRS. 0 MIN.

**RICHMOND, VA** 177.0 MILES  
3 HRS. 0 MIN.



# FOR MORE INFO **CONTACT:**



**MATTHEW CURRAN, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3203**

**MCURRAN@mackenziecommercial.com**



**ANDREW MEEDER, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4881**

**AMEEDER@mackenziecommercial.com**

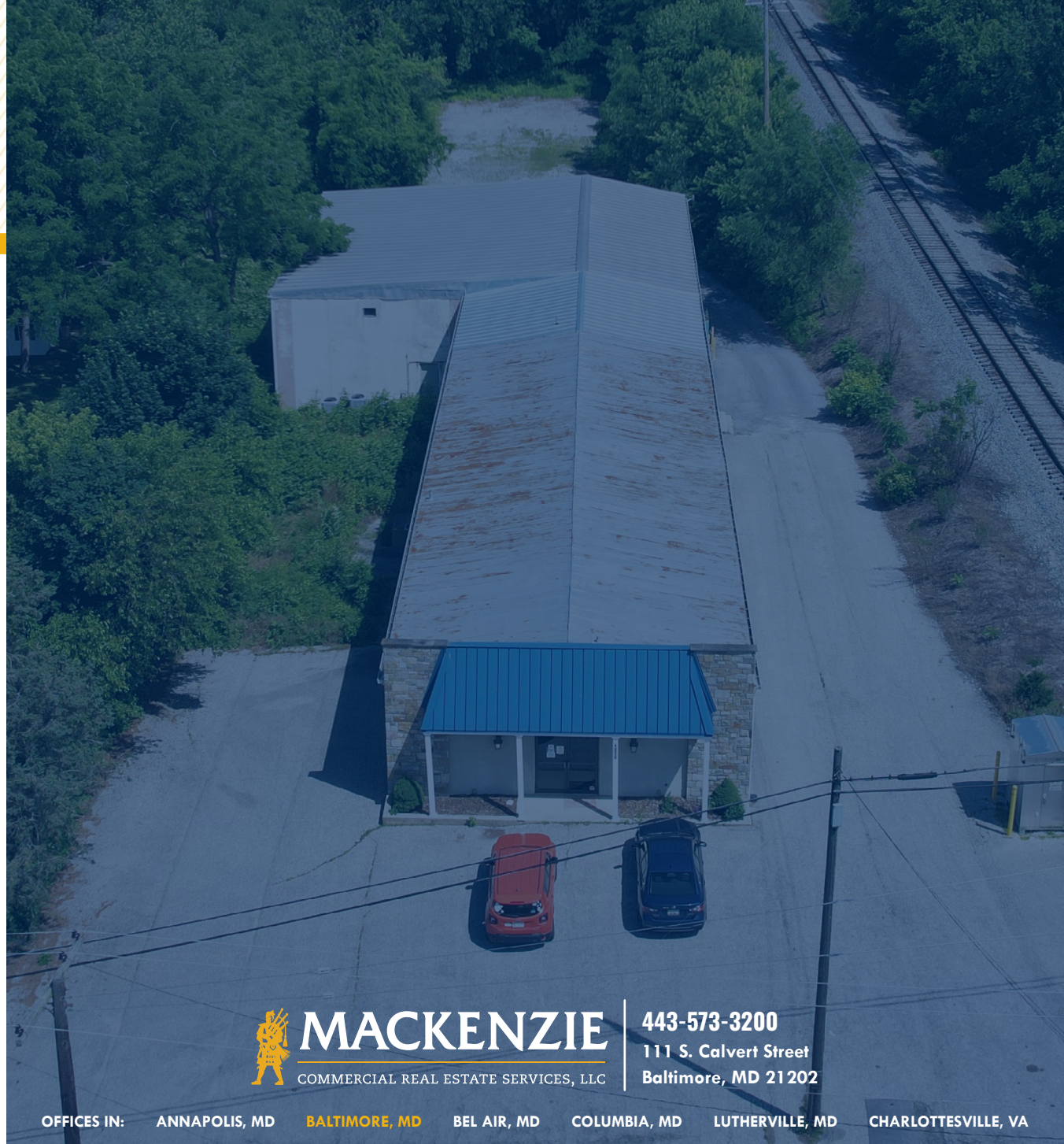


**DANIEL HUDAK, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3205**

**DHUDAK@mackenziecommercial.com**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**

**111 S. Calvert Street  
Baltimore, MD 21202**

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

**www.MACKENZIECOMMERCIAL.com**



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