

FOR SALE



# FLEX/RETAIL BUILDING

6314 FALLS ROAD | BALTIMORE, MD 21209



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# HIGHLIGHTS

- » 16,608 SF ± flex/retail building
- » Situated just off of I-83
- » Easy access to I-695
- » Frontage on highly visible Falls Road (11,792 cars per day)
- » Highly permissive zoning allowing for a wide variety of uses including retail, restaurant, office, medical and more (click [here](#) for full list of permitted uses)



**BUILDING SIZE:**

**16,608 SF ±**

**LOT SIZE:**

**.91 ACRES ±**

**TRAFFIC COUNT:**

**11,792 AADT (FALLS RD)**

**STORIES**

**2 (PARTIAL)**

**ZONING:**

**BR (BUSINESS ROADSIDE)**

**PARKING:**

**34 SURFACE SPACES**

**SALE PRICE:**

**NEGOTIABLE**



GOOGLE STREET VIEW





COX  
COX KITCHENS & BATHS

25

FALLS RD

SUNNYFIELDS

BareHills Automotive

FREEDOMCAR

ProLawnPlus

HOFFBERGER  
MOVING  
SERVICES LLC

MVK  
MILL VALLEY  
KITCHENS



AERIAL





**COPPERMINE**  
RACQUET & FITNESS

CFG BANK

GG GARDENS  
EARTH WOOD & FIRE  
crafted outdoors

TIAA

SIMPLY BEAUTIFUL  
FLOWERS & GIFTS

TAMARIAN

MVK MILL VALLEY  
KITCHENS

**SITE**

FREEDOMCAR

Paul's Automotive

BareHills Automotive

The Kellogg Collection

KIM DESIGNS  
Kirk  
SUNNYFIELDS

COX  
COX KITCHENS & BATHS

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PRINCETON  
SPORTS

GEICO

Falls Road  
RUNNING STORE

INTERSTATE  
83

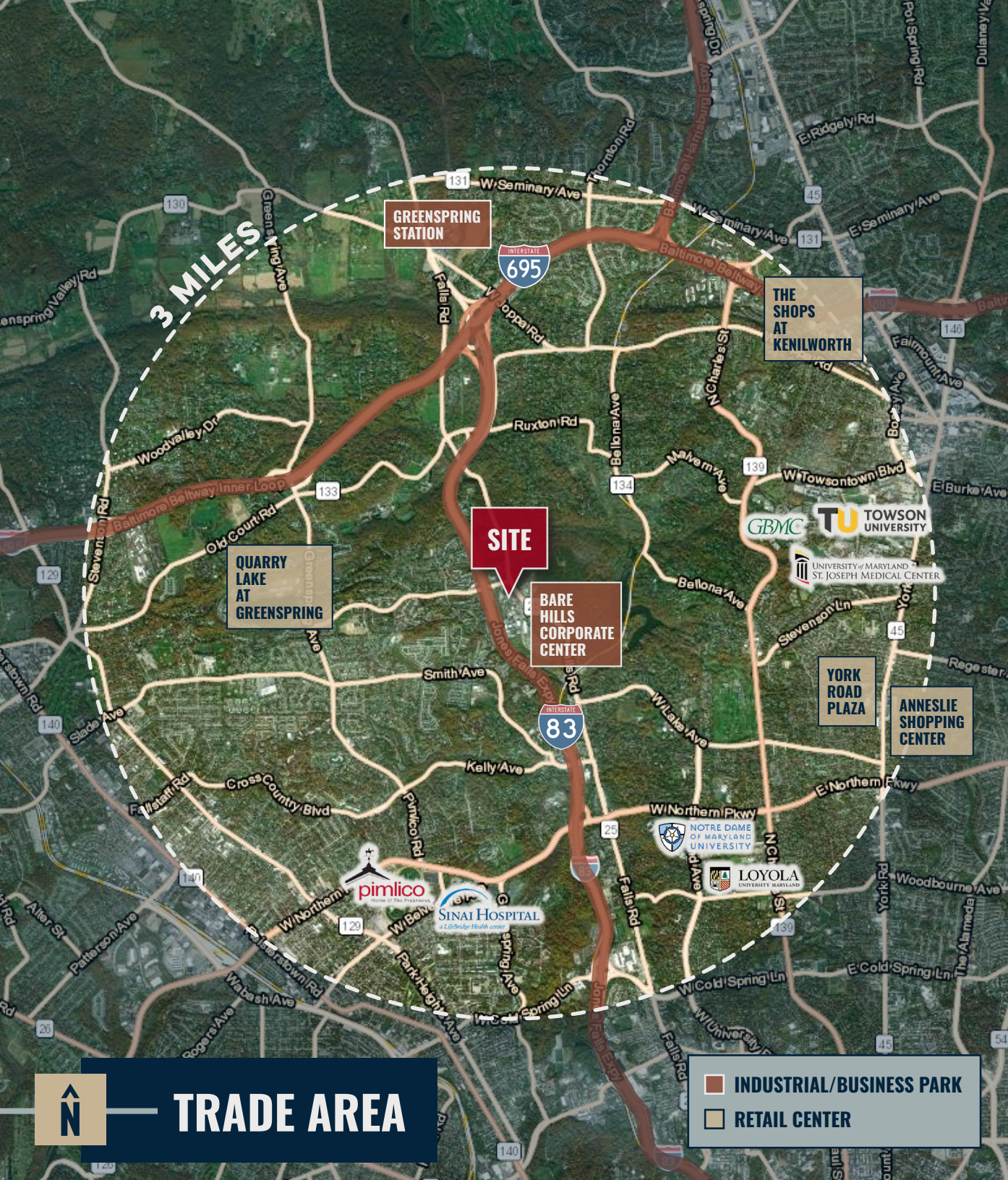
FALLS RD

25



**LOCAL BIRDSEYE**





**TRADE AREA**

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER



**BWI AIRPORT**

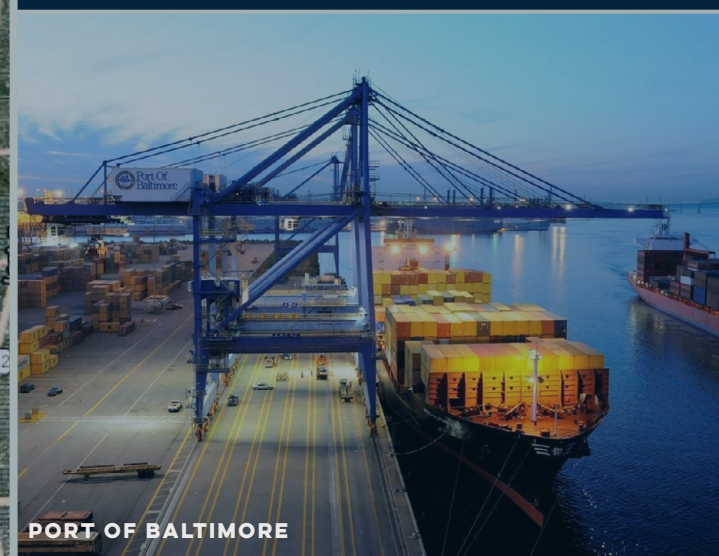


MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	8.3	15 MIN.
WASHINGTON, DC	51.3	1 HR. 15 MIN.
PHILADELPHIA, PA	107.0	1 HR. 45 MIN.
RICHMOND, VA	165.0	3 HRS. 15 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
BWI AIRPORT	22.3	25 MIN.
FAIRFIELD MARINE TERMINAL	23.7	29 MIN.
SEAGIRT MARINE TERMINAL	23.8	30 MIN.
DUNDALK MARINE TERMINAL	24.5	31 MIN.

**DRIVING DISTANCE TO...**



**PORT OF BALTIMORE**





## CONTACT:



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