



WAREHOUSE SPACE FOR LEASE

6747 WHITESTONE ROAD | GWYNN OAK, MARYLAND 21207

FOR
LEASE

UP TO
11,675 SF ±
AVAILABLE
FOR LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Flexible 5,350–11,675 SF warehouse/industrial space with 815 SF finished office
- 10' x 10' drive-in loading with 11' clear height
- Wet sprinkler, LED lighting, 3-phase power, and gas-fired heat
- Flex/industrial configuration accommodates a variety of business and operational needs
- Located in the Baltimore County West submarket
- ML-IM zoning supports industrial-oriented uses

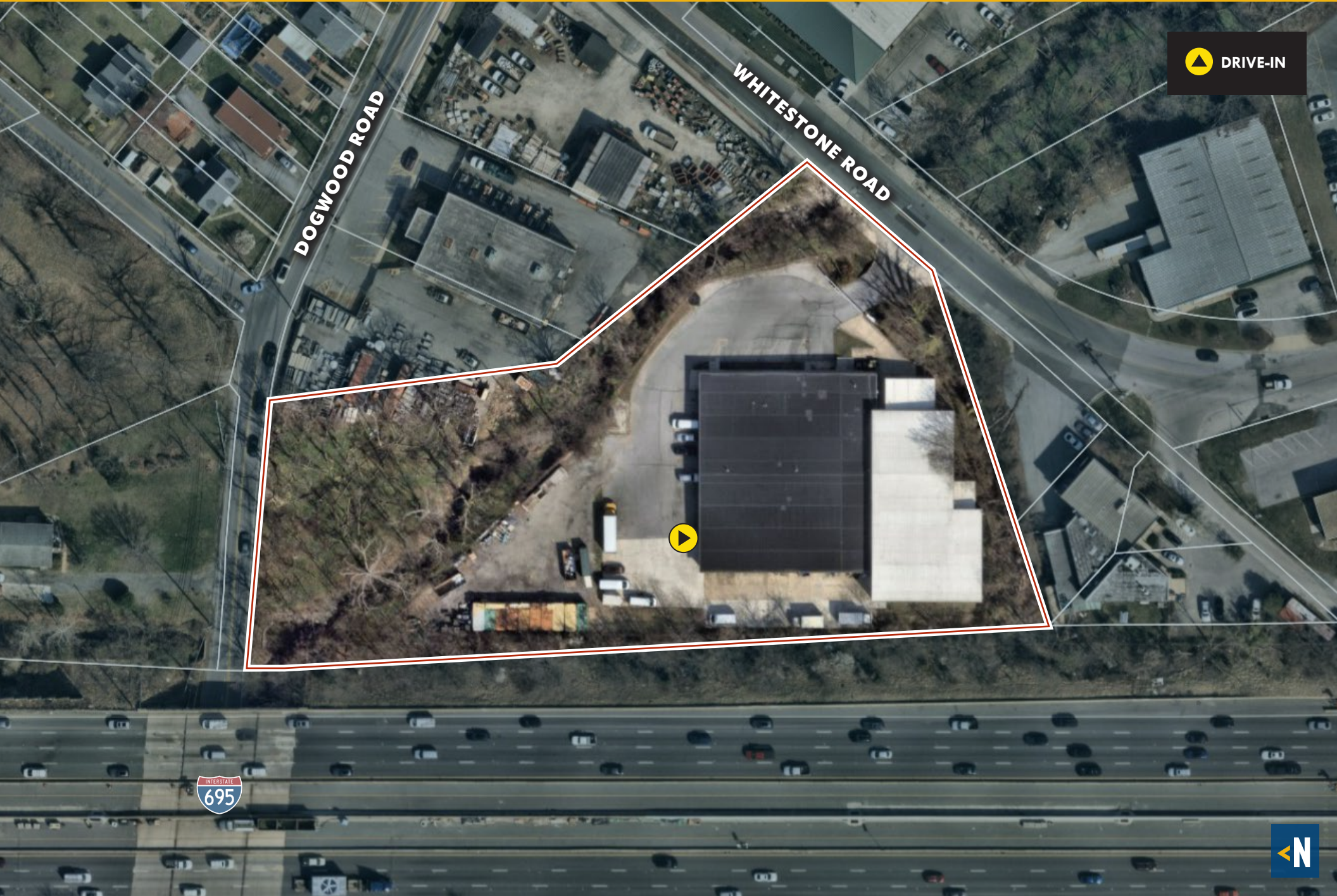
AVAILABLE SPACE:	5,350 - 11,675 SF ±
BUILDING SIZE:	27,845 SF ±
LOT SIZE:	2.45 ACRES ±
DRIVE-INS:	ONE (1)
POWER:	3 PHASE
PARKING:	2.51/1,000 SF
ZONING:	ML-IM
RENTAL RATE:	\$9.00 PSF FS



GOOGLE STREET VIEW



AERIAL



 DRIVE-IN

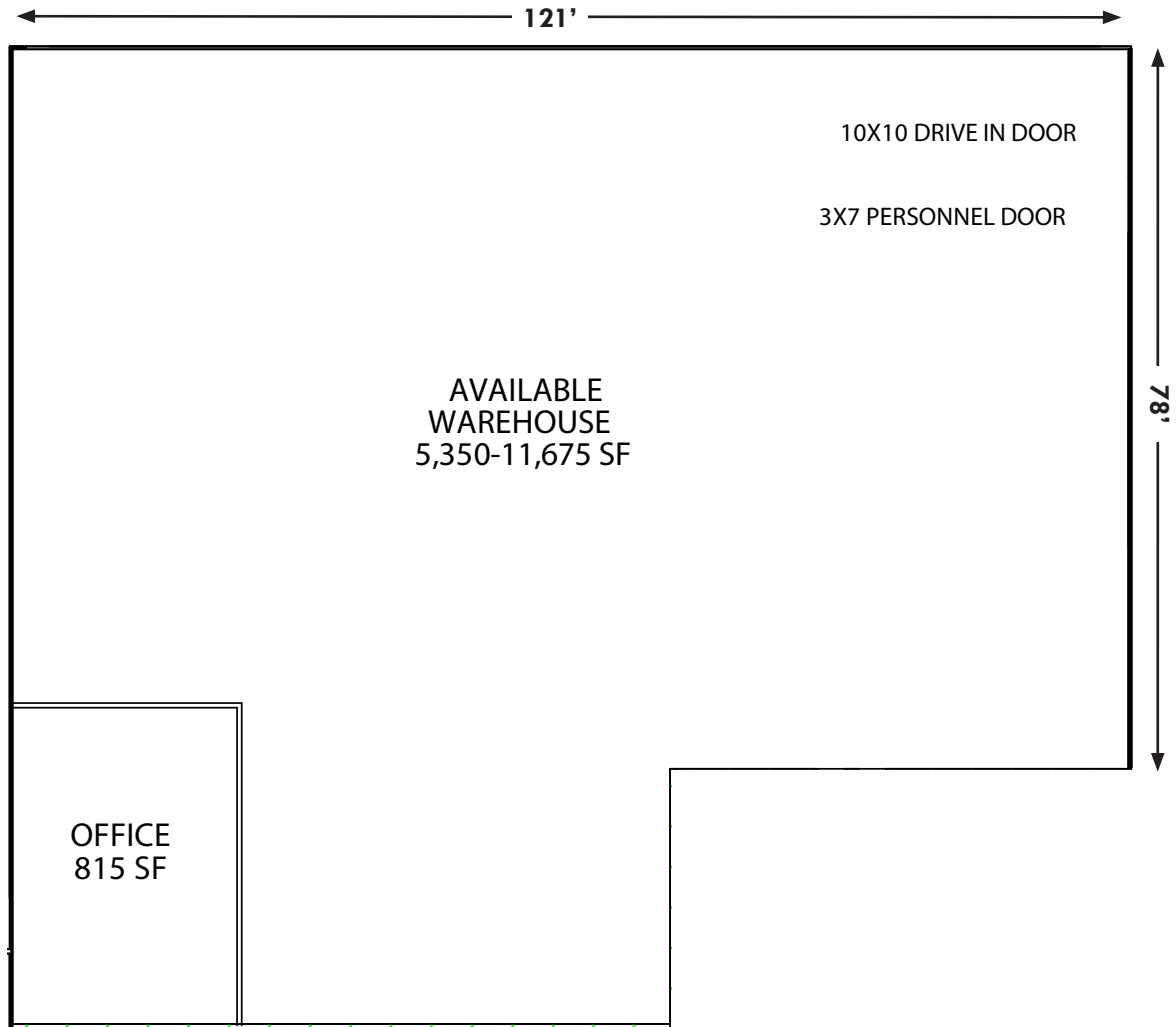
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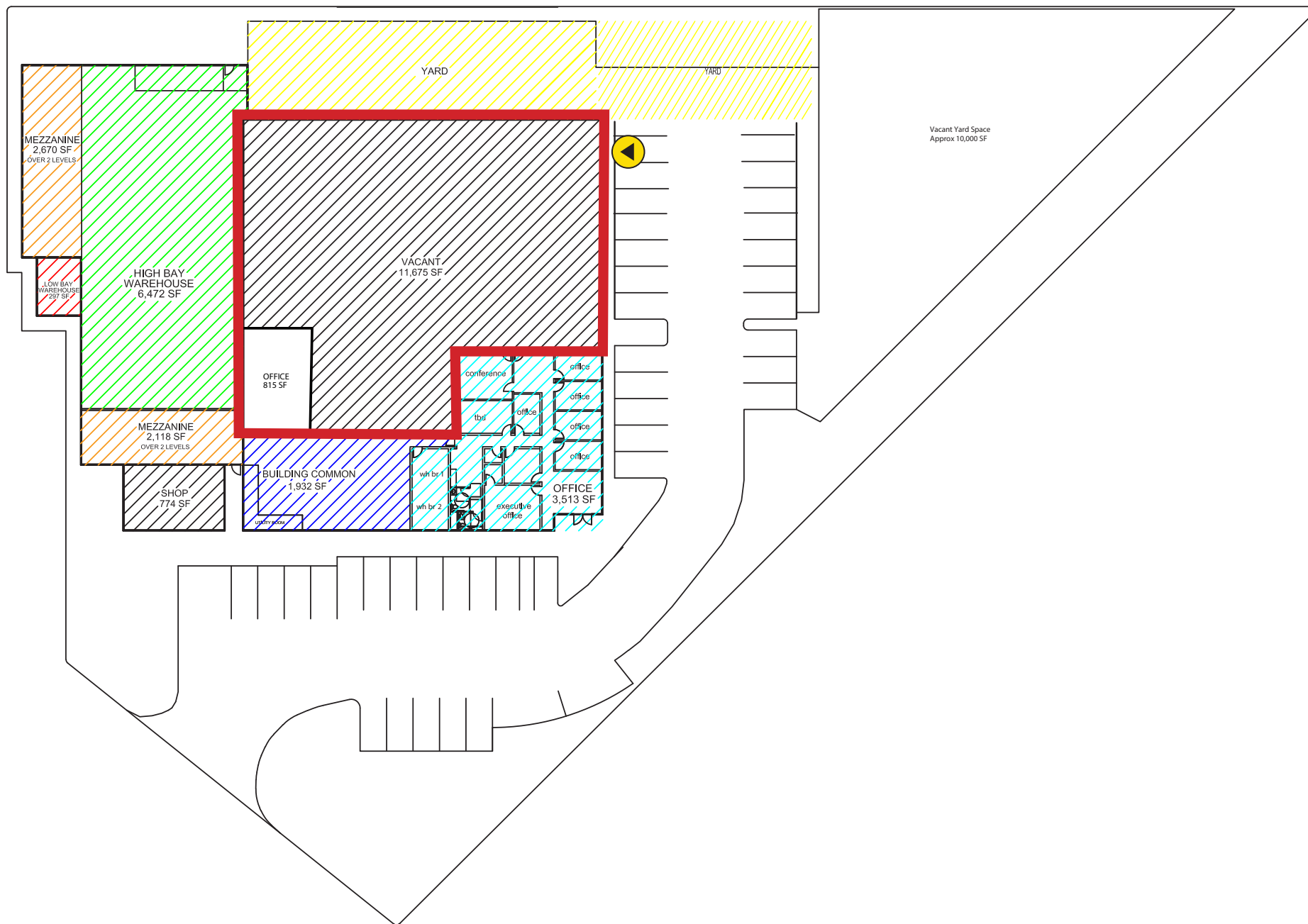
FLOOR PLAN



5,350 - 11,675 SF ±
AVAILABLE



SITE PLAN



TRADE AREA

DRIVING DISTANCE TO:

 1.1 MILES
3 MIN. DRIVE

 2.6 MILES
6 MIN. DRIVE

 3.0 MILES
6 MIN. DRIVE

 12.8 MILES
14 MIN. DRIVE

 13.7 MILES
16 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 13.3 MILES
18 MIN.

WASHINGTON, DC 41.8 MILES
45 MIN.

PHILADELPHIA, PA 114.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 150.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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