



FLEX BUILDING

8363 TOWN CENTER COURT | NOTTINGHAM, MARYLAND 21236

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 15,772 SF \pm freestanding flex building
- High-end office finishes/ample glass line
- Dock and drive-in loading
- Situated within White Marsh Business Park
- Easy access to I-95 and White Marsh Blvd/Rt. 43
- Close proximity to numerous amenities
- Great opportunity for flex, industrial and/or office user

BUILDING SIZE:

15,772 SF \pm

LOT SIZE:

1.36 ACRES \pm

CLEAR HEIGHT:

12'-14' \pm

DOCKS:

2

DRIVE-INS:

1

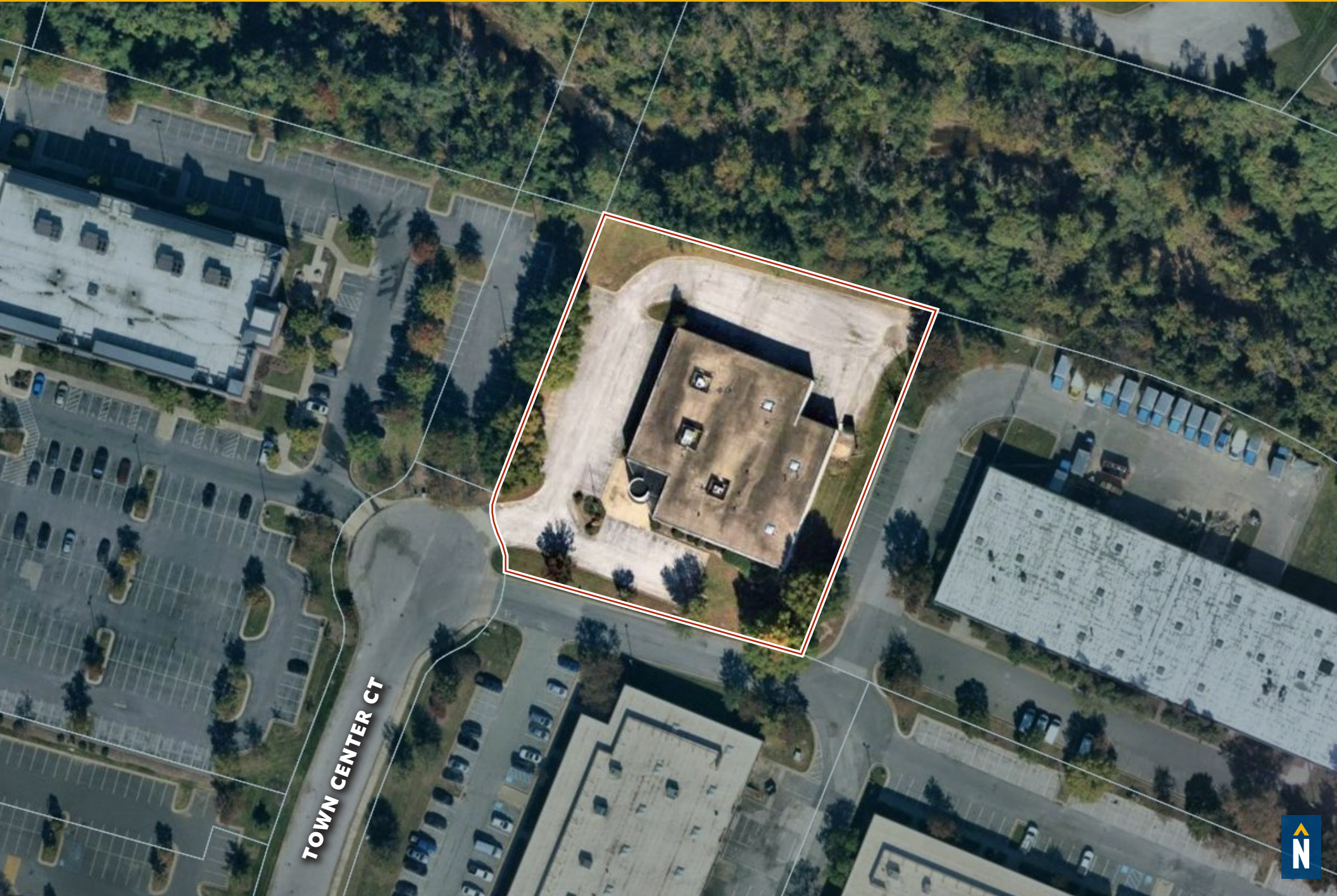
ZONING:

ML (MANUFACTURING, LIGHT)



GOOGLE STREET VIEW

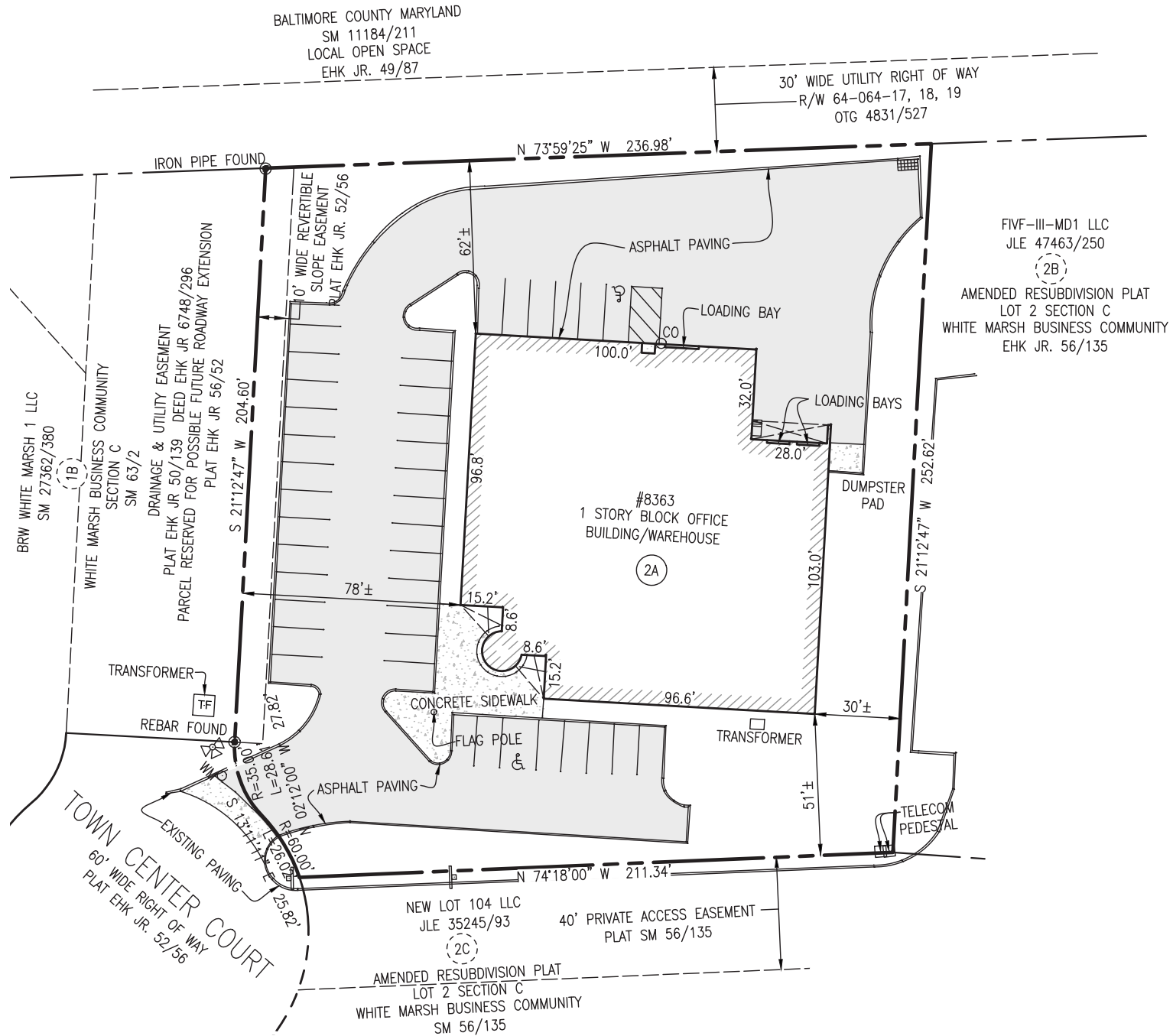
AERIAL



TOWN CENTER CT



SITE PLAN



LOCAL BIRDSEYE



CHESAPEAKE BEVERAGE

INTERSTATE 95

Hilton Garden Inn

Hampton by Hilton

FITNESS

PNC

ULTA

AMC THEATRES

OLD NAVY

RNES & NOBLE

MARKET

FRIDAYS

JARED

PF CHANG'S

KAISER PERMANENTE

WHITE MARSH MALL

IKEA

CAMPBELL BLVD

first team

TOWN CENTER

SITE

Artist Music Store

JES Foundation Repair

JOHNS HOPKINS MEDICINE

Patient First
JOHNS HOPKINS MEDICINE

RESCO



DRIVING DISTANCE TO:



17.4 MILES
23 MIN.

51.3 MILES
1 HR. 5 MIN.

90.8 MILES
1 HR. 25 MIN.

165.0 MILES
2 HRS. 50 MIN.



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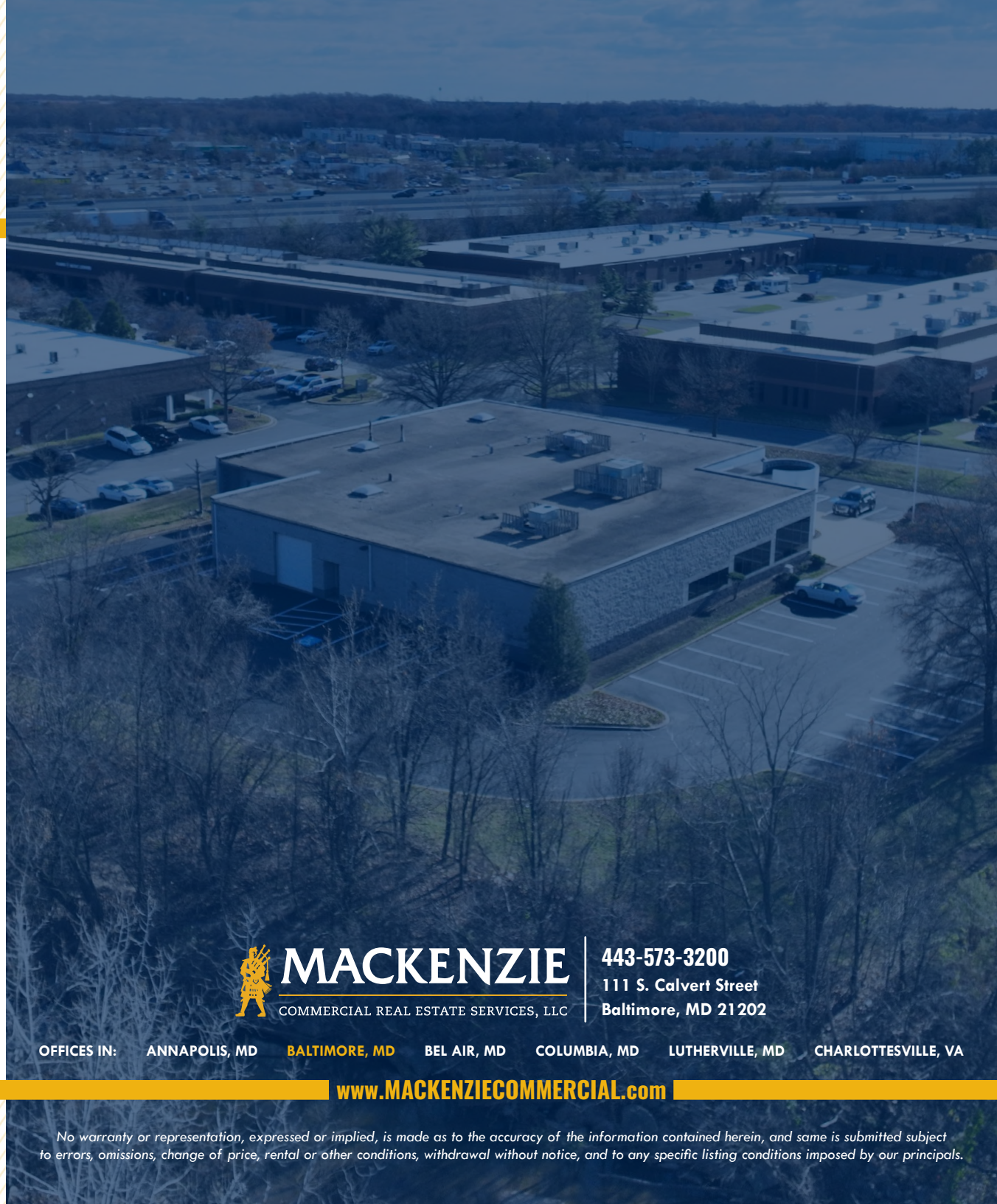
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

**MACKENZIE**

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