



ROCKLAND GRIST MILL

2201 OLD COURT ROAD | BROOKLANDVILLE, MARYLAND 21022

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Original, unique historic features for “one-of-a-kind” character
- Ideal environment to attract and retain employees
- Fiber optic through Comcast, Verizon, and AT&T
- Immediate access to Valley Inn and Greenspring Station; 10 minutes to Penn Station
- Separately metered utilities
- Operable windows
- The Cooperage building: Skylights (2nd floor), a deck on the rear of the space off the conference room with views of the Jones falls & Slaughterhouse Creek, refinished timber wood floor (1st floor)

AVAILABLE:

MAIN BUILDING
3,200 SF ±

THE COOPERAGE BUILDING
2,000 SF ±

LOT SIZE:

4.96 ACRES ±

YEAR BUILT:

1805 (RENOVATED 1978)

RENTAL RATE:

NEGOTIABLE



Main Building

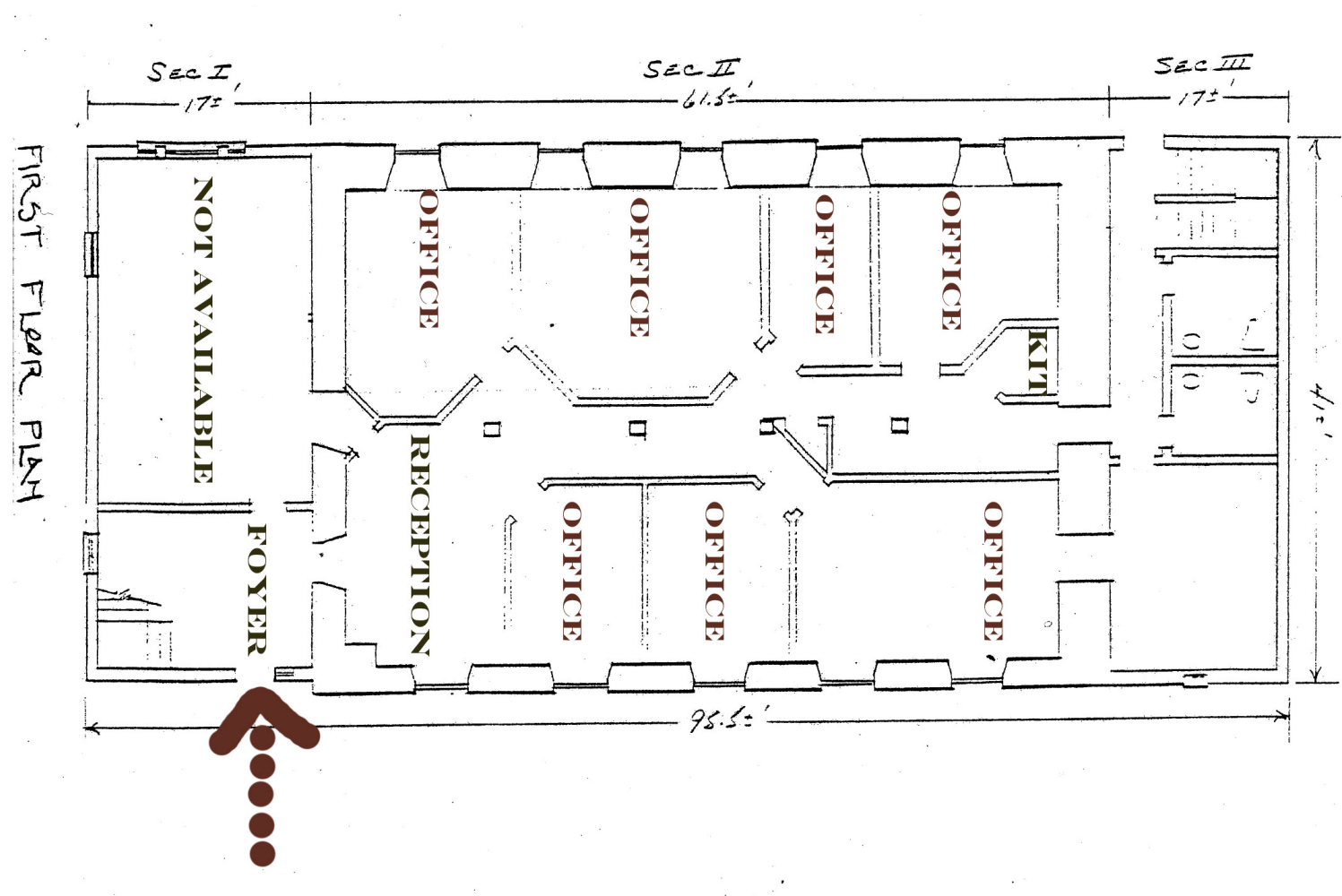


The Cooperage Building

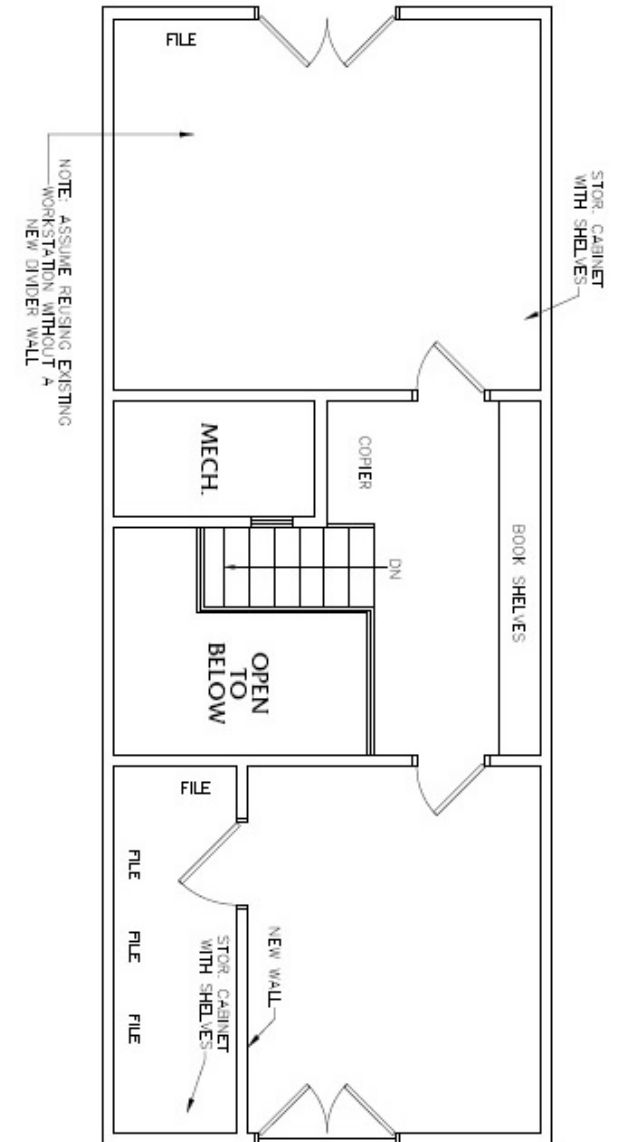
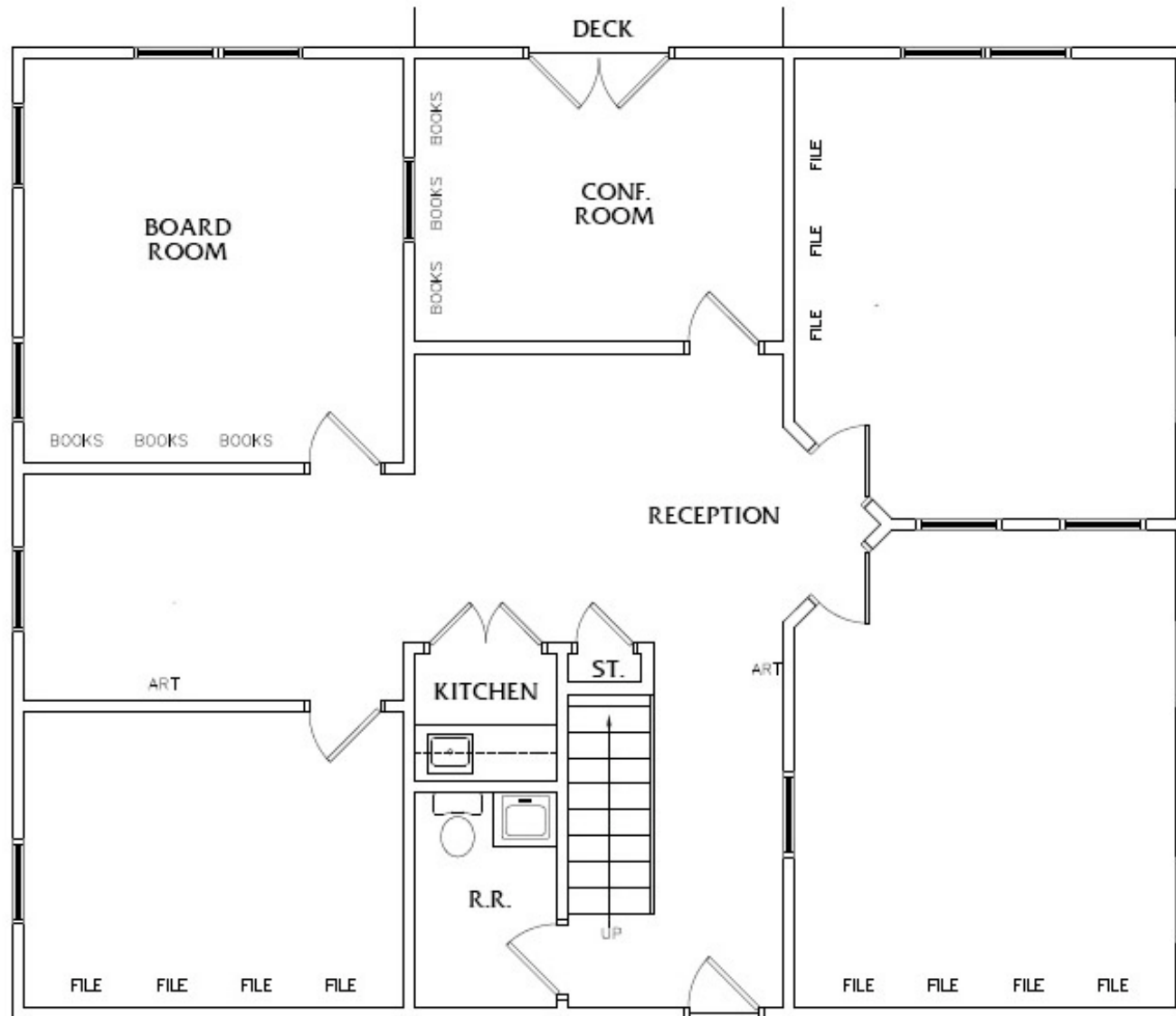


GOOGLE STREET VIEW

FLOOR PLAN: **MAIN BUILDING** 1ST FLOOR



FLOOR PLAN: THE COOPERAGE



MAIN BUILDING



THE COOPERAGE BUILDING



ADDITIONAL PHOTOS



FIRST CLASS LOCATION

The Rockland Grist Mill is situated in Brooklandville, surrounded by the most affluent neighborhoods in Baltimore including Greenspring Valley, Ruxton and Mount Washington. Known for its luxury residences, serene country settings, specialty shops and casual and fine dining, Brooklandville provides its residents (both home and professional) the best of both worlds – a removed, quiet atmosphere with only a quick drive to the city's downtown center.

This ideal feature has made Brooklandville home to many well-known companies including Johns Hopkins, Wells Fargo, and Smith Barney. Numerous amenities serve this area including local and national retailers, dining, personal services, banking, recreation and more.

Within less than a five minute drive, visitors can shop and enjoy either Mt. Washington's historic area to the South featuring Whole Foods, Starbucks, or the Mt. Washington Tavern, or the service offerings of Greenspring Station to the North, featuring Tark's Grill, The Wine Merchant, Stone Mill Cafe, banking, fashion boutiques and more.

This area is also known for its exclusive private schools – St. Paul's Schools, Park School, Boys Latin, Gilman, Roland Park Country School, Maryvale, Montessori and Stevenson University.



AERIAL



SITE

Quarry Lake at Greenspring



Greenspring Shopping Center



Centre Court



Reisterstown Road Plaza



Northwest Plaza Shops



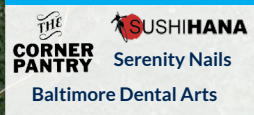
Mt. Washington Mill



The Village of Cross Keys



Lake Falls Village



Woodbrook



York Road Plaza



Anneslie SC



Belvedere Square



FOR MORE INFO **CONTACT:**

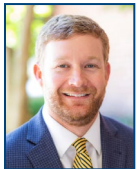


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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