

#### **BUILDING SIZE**

16,000 sf ±

#### **AVAILABLE FOR LEASE 9/1/2021**

Approx. 3,000 sf ± warehouse Approx. 2,100 sf ± office 5,100 sf ± total

ZONING

ML-IM **CLEAR HEIGHT** 

10' - 11'

LOADING

- One (1) 10' x 10' at grade drive-in door

PARKING

Ample, on-site

**LEASE PRICE** 

\$8.25 psf NNN

**SALE PRICE** 

Negotiable HIGHLIGHTS

► Located in Bare Hills ▶ Great access to I-695, I-83 ► Zonina

► Three phase power



# **1414 SHOEMAKER ROAD**

**BALTIMORE, MD 21209** 

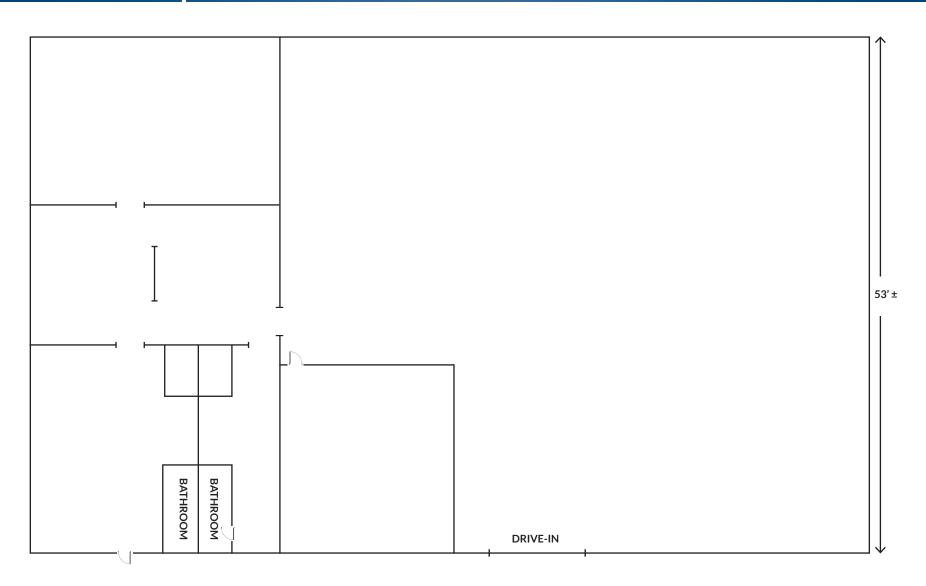


Andrew Meeder, SIOR | Senior Vice President & Principal 🕿 410.494.4881 🖂 ameeder@mackenziecommercial.com MacKenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

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### **FLOOR PLAN**\* 1414 SHOEMAKER ROAD | BALTIMORE, MD 21209



\*For informational purposes only. Not to scale.

**MACKENZIE** 

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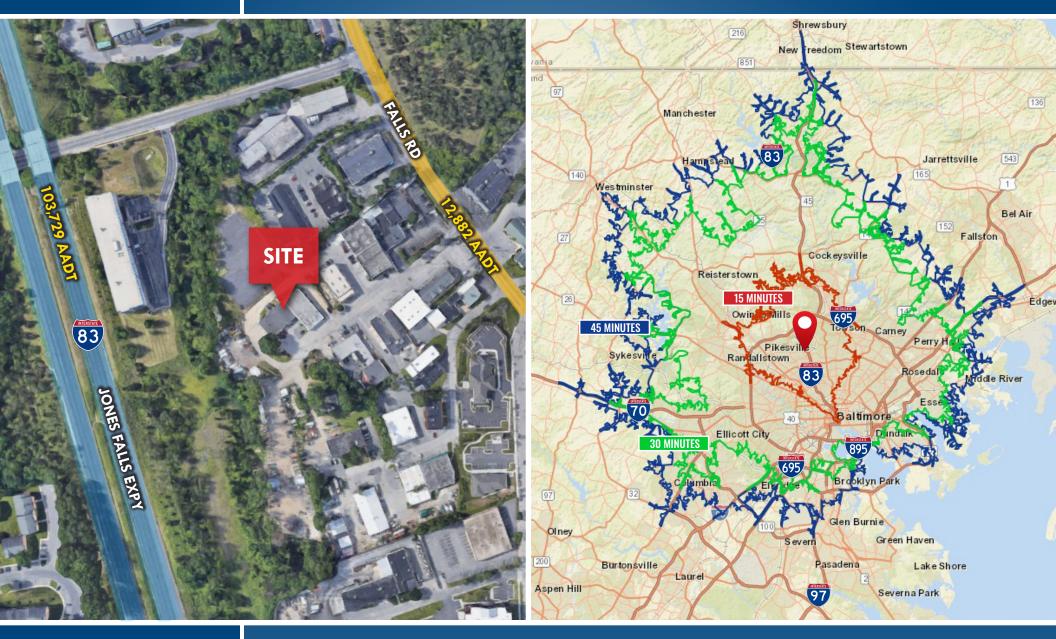
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COMMERCIAL REAL ESTATE SERVICES, LLC

# **LOCATION & DRIVE TIMES**

1414 SHOEMAKER ROAD | BALTIMORE, MD 21209





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