



# TIMONIUM COMMERCE PARK

9568 DEERECO ROAD | TIMONIUM, MARYLAND 21093

FOR  
**SUBLEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Suite available: 2,700 SF ±
- Easy access to the York Road Corridor, with Cockeysville/Hunt Valley to the north and Timonium/Towson to the south
- Easy access to I-83 and I-695

AVAILABLE:

2,700 SF ± (SUITE 9568)

CLEAR HEIGHT:

22' ±

LOADING:

SUITE 9568: 1 DRIVE-IN

SPRINKLER:

WET

ZONING:

ML IM (MANUFACTURING, LIGHT)  
[INDUSTRIAL, MAJOR DISTRICT]

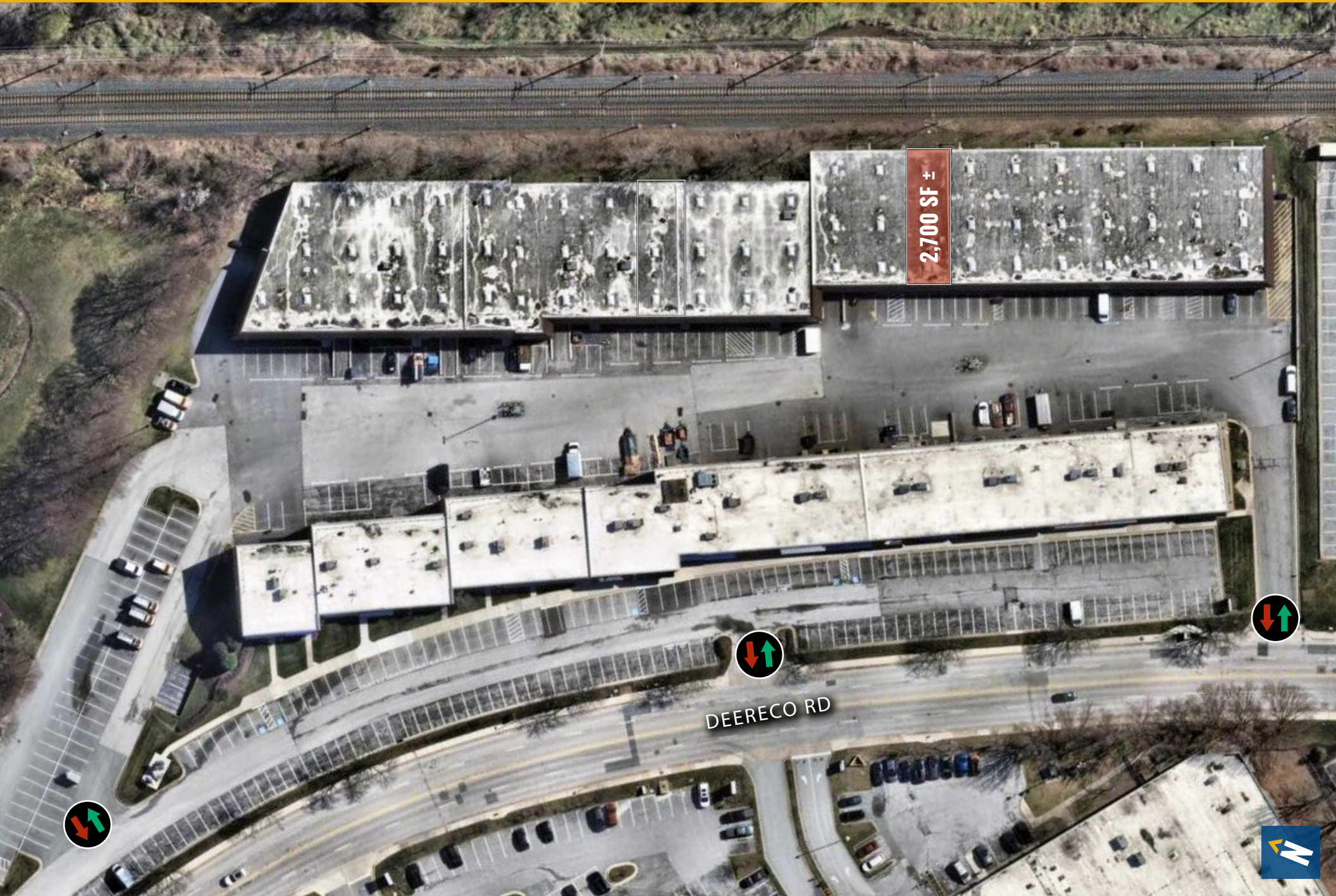
LEASE TERM THRU:

NOVEMBER 30, 2027





# AERIAL





# TRADE AREA

## DRIVING DISTANCE TO:

**45** 0.7 MILES  
2 MIN. DRIVE

**83** 0.7 MILES  
2 MIN. DRIVE

**695** 3.0 MILES  
5 MIN. DRIVE

**BWI**  
BALTIMORE WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT  
26.3 MILES  
25 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
21.4 MILES  
25 MIN. DRIVE  
(FAIRFIELD  
MARINE TERMINAL)

**BALTIMORE, MD** 14.4 MILES  
18 MIN.

**WASHINGTON, DC** 49.5 MILES  
1 HR. 20 MIN.

**PHILADELPHIA, PA** 105.0 MILES  
1 HR. 50 MIN.

**RICHMOND, VA** 168.0 MILES  
3 HRS. 15 MIN.





# FOR MORE INFO **CONTACT:**



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