

FOR LEASE

 Baltimore County, MD

VALLEY BUSINES PARK

1107 MIDDLE RIVER ROAD
MIDDLE RIVER, MARYLAND 21220

1,400 - 8,400 SF ±
AVAILABLE

FOR LEASE

 Baltimore County, MD

AVAILABLE

1,400 - 8,400 sf ±
(4 bays of 2,800 SF each)

ZONING

ML IM (Manufacturing, Light)
[Industrial, Major District]

LOADING

8 at-grade drive-in doors (12'x12')

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Includes small office space
- ▶ Ample surface parking
- ▶ Easy/convenient access to I-695 and I-95 and Routes 43, 40 & 7
- ▶ Close proximity to White Marsh Town Center and its many amenities

VALLEY BUSINESS PARK

1107 MIDDLE RIVER ROAD | MIDDLE RIVER, MARYLAND 21220

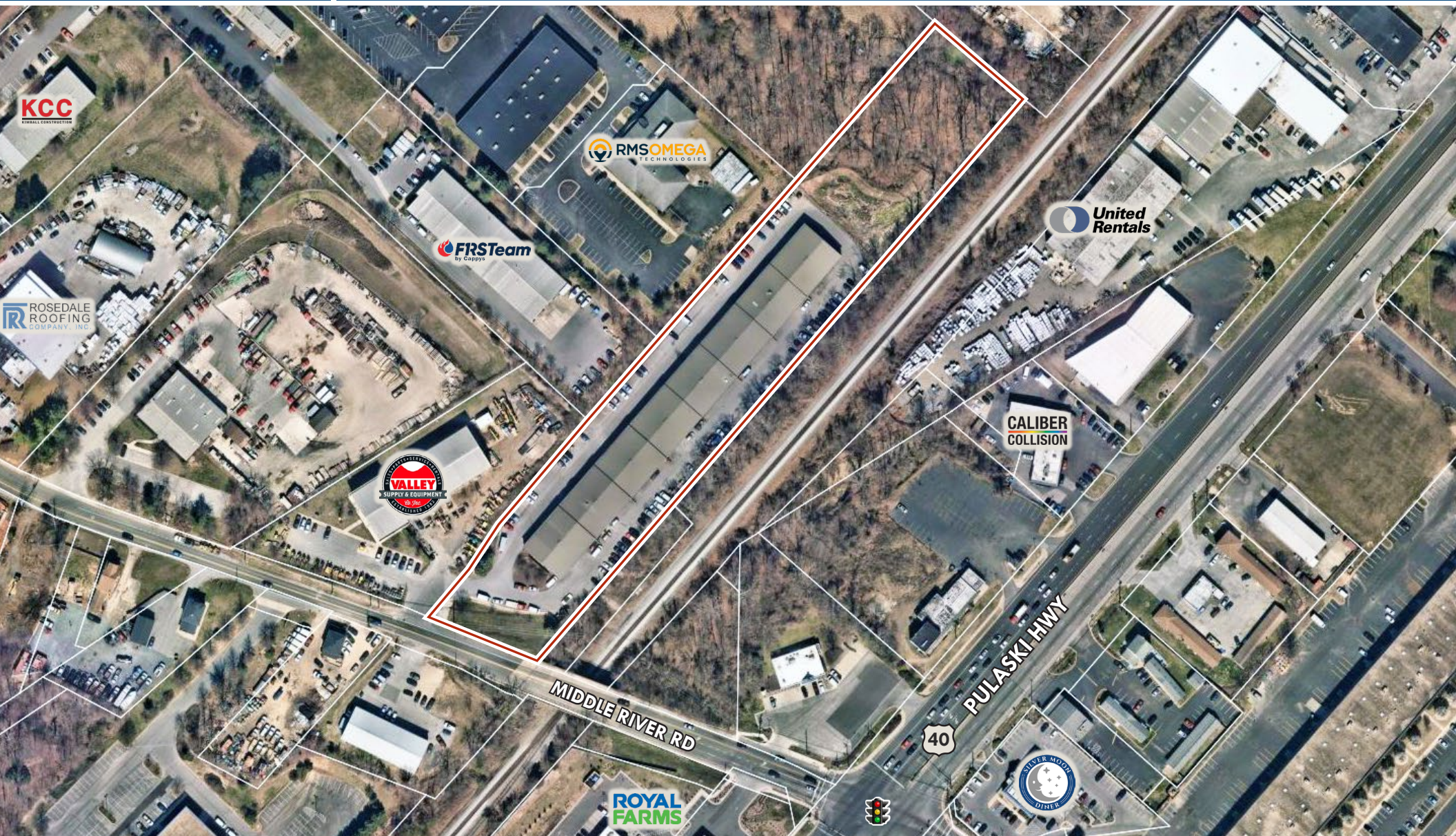


FOR LEASE

Baltimore County, MD

AERIAL

VALLEY BUSINESS PARK | 1107 MIDDLE RIVER ROAD | MIDDLE RIVER, MARYLAND 21220



FOR LEASE

Baltimore County, MD

LOCAL BIRDSEYE

VALLEY BUSINESS PARK | 1107 MIDDLE RIVER ROAD | MIDDLE RIVER, MARYLAND 21220



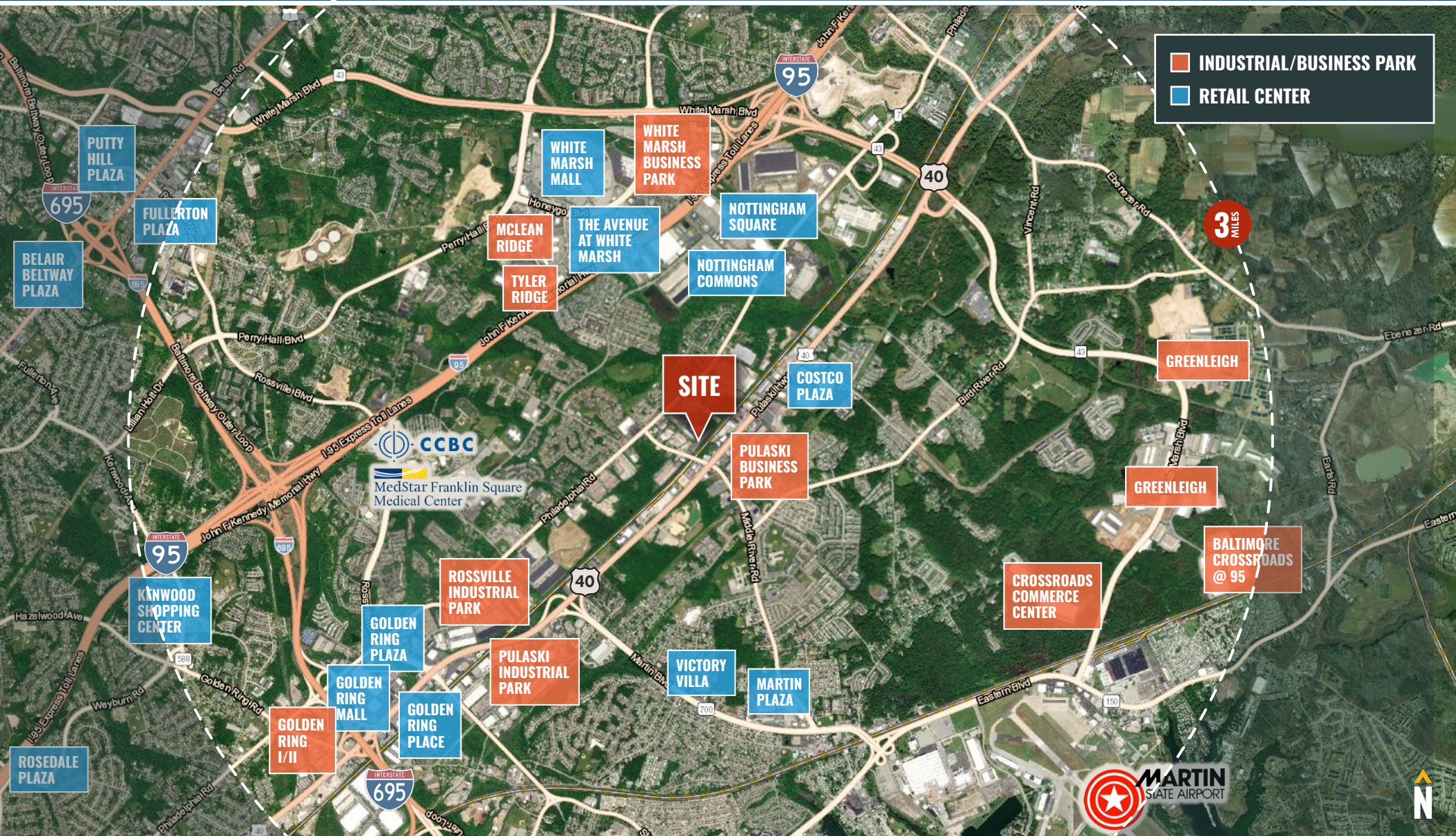
FOR LEASE



Baltimore County, MD

TRADE AREA

VALLEY BUSINESS PARK | 1107 MIDDLE RIVER ROAD | MIDDLE RIVER, MARYLAND 21220



FOR LEASE



Baltimore County, MD

LOCATION

VALLEY BUSINESS PARK | 1107 MIDDLE RIVER ROAD | MIDDLE RIVER, MARYLAND 21220



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	10.6	27 MIN.
WASHINGTON, DC	50.6	1 HR. 7 MIN.
PHILADELPHIA, PA	91.9	1 HR. 30 MIN.
RICHMOND, VA	165.0	2 HRS. 40 MIN.

TRANSPORTATION POINTS OF INTEREST:

SEAGIRT MARINE TERMINAL	13.2	20 MIN.
FAIRFIELD MARINE TERMINAL	14.6	20 MIN.
DUNDALK MARINE TERMINAL	13.8	22 MIN.
BWI AIRPORT	21.7	25 MIN.



BALTIMORE, MD



BWI AIRPORT



WASHINGTON, DC



PORT OF BALTIMORE



PHILADELPHIA, PA



RICHMOND, VA



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

Daniel Hudak, SIOR | Senior Vice President & Principal

443.573.3205

dhudak@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com



DANIEL HUDAK, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3205
DHUDAK@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.