



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

**26,400 SF ±
WAREHOUSE
SPACE
AVAILABLE!**

**3 SUITES:
20,800 SF ±
CONTIGUOUS**

FOR LEASE



WILLIAMSON LANE

**INDUSTRIAL
PARK**

10840 OAK LANE | COCKEYSVILLE, MD 21030

BUILDING F



OVERVIEW:

AVAILABLE:	F1:	5,600 SF ±	CONTIGUOUS = 20,800 SF ±
	F3:	8,800 SF ±	
	F5:	12,000 SF ±	

ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]	RENTAL RATE:	NEGOTIABLE
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HIGHLIGHTS:

- » Total available: 26,400 SF ±
- » Located just off of York Road/Rt. 45
- » Easy access to I-83



BREAKDOWN:

F1: 5,600 SF ±

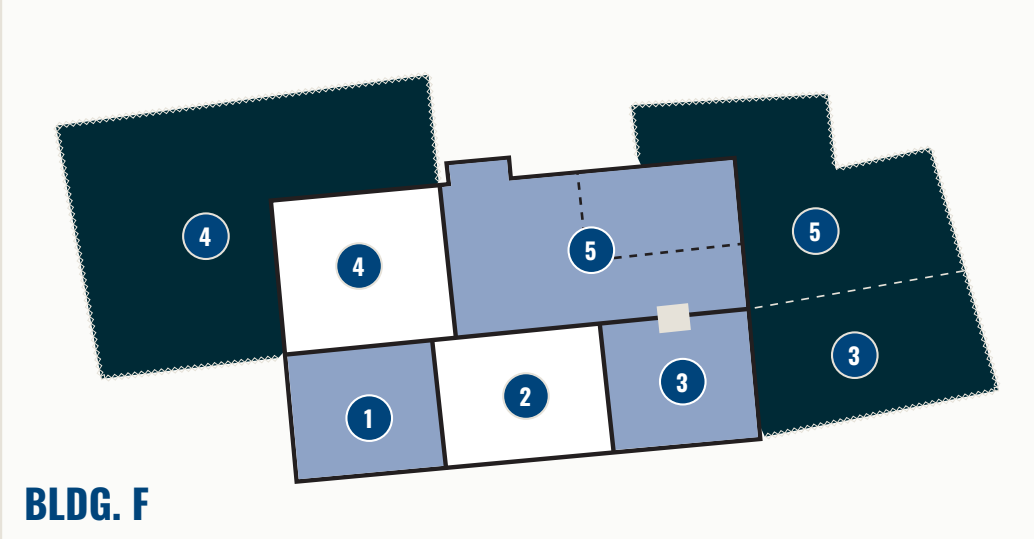
- » Includes 2,200 sf ± office space
- » 2 oversized drive-in doors (19' w x 15' h, 14' w x 15' h)
- » Wet system serves office space, dry system serves warehouse space

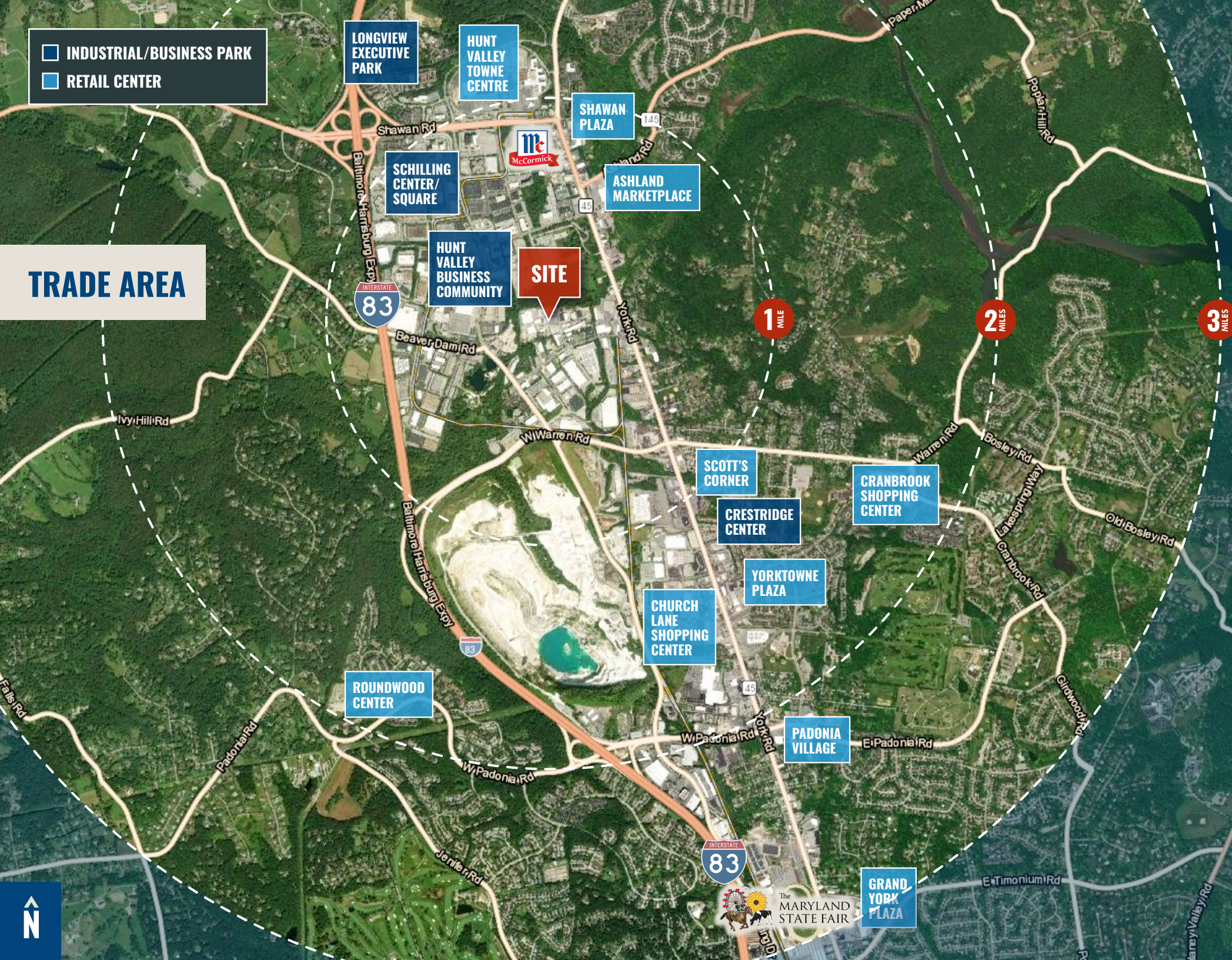
F3: 8,800 SF ±

- » 2 oversized drive-in doors
- » .25 Ac ± outdoor storage area

F5: 12,000 SF ±

- » Includes 1,700 sf ± office space
- » 2 oversized drive-in doors (14' w x 14' h, 16' w x 16' h)
- » .3 Ac ± outdoor storage area





TRADE AREA

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER



LOCATION

DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	16.9	28 MIN.
WASHINGTON, DC	57.1	1 HR. 34 MIN.
PHILADELPHIA, PA	118.0	1 HR. 57 MIN.
RICHMOND, VA	143.0	2 HRS. 27 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
BWI AIRPORT	12.9	16 MIN.
FAIRFIELD MARINE TERMINAL	16.6	20 MIN.
SEAGIRT MARINE TERMINAL	19.9	26 MIN.
DUNDALK MARINE TERMINAL	20.6	28 MIN.



BALTIMORE, MD

BWI AIRPORT

WASHINGTON, DC

PORT OF BALTIMORE

PHILADELPHIA, PA

RICHMOND, VA



BLDG. F



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