



105,752 SF ± WAREHOUSE

4665 HOLLINS FERRY ROAD | HALETHORPE, MARYLAND 21227

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 105,752 SF ± warehouse available immediately
- Prime user opportunity
- 9,345 SF ± mezz. office space (elevator served)
- 11 loading docks and 1 drive-in (ramped)
- Heavy power
- Excellent access to I-695, I-95 and I-295
- Convenient to the Port of Baltimore



BUILDING SIZE:	105,752 SF ±
LOT SIZE:	5.10 ACRES ±
CLEAR HEIGHT:	24' ±
DOCKS:	11
DRIVE-INS:	1 (RAMPED)
SPRINKLER:	WET
ZONING:	MH IM (MANUFACTURING, HEAVY) [INDUSTRIAL, MAJOR DISTRICT]

AERIAL / PROPERTY SPECS

-  DRIVE-IN
-  DOCK

HOLLINS FERRY RD



6 EXISTING RAIL DOCKS

ACTIVE CSX RAIL LINE

CSX RAIL SPUR
ABILITY TO ACTIVATE

Parcel ID	13-00000884 0109/0013/0453
Site Size	5.10 Acres ±
Building Size	105,752 SF ±
Office Space	9,345 SF ± (Mezzanine)
Year Built	1972
Stories	1 (+ Mezz. Office)
Construction	Masonry
Clear Height	24' ±
Columns	31' x 45' / 42.66' x 35'
Loading Docks	9 in front; 2 in rear
Drive-Ins	1 (ramped; rear of building)
Power	Two (2) 2,000 Amp 480V Electric Services coming into building (only 1 currently being used)
Lighting	LED
Rail Docks	6
Rail Line	CSX
Zoning	MH IM (Baltimore County, MD)

MH (Manufacturing, Heavy) Intent: To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging, or processing of goods and services. **Typical Uses Permitted by Right:** Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, boat yard, laboratory, office, medical clinic, equipment and material storage yard, brewery, adult entertainment subject to locational criteria. **Typical Uses Permitted by Special Exception:** Landfill, junk yard, truck stop and trucking facility.

IM (Industrial, Major District) Intent: To encourage greater use of prime industrial land. Nonauxiliary commercial uses are discouraged. The IM district may be applied only to areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The base zone may be MH, ML, MLR, MR, BR, and/or BM. **Typical Uses Permitted by Right:** Uses permitted by the underlying zone, auxiliary retail, service and semi-industrial uses such as banks, barber-shops, dry cleaning facilities, contractor's shops, machinery sales/repair, hotels and motels, office supply stores, taverns. **Typical Uses Permitted by Special Exception:** Uses permitted by special exception in the underlying zone, car washes, truck and car service garages.



BUILDING PLAN

LEGEND

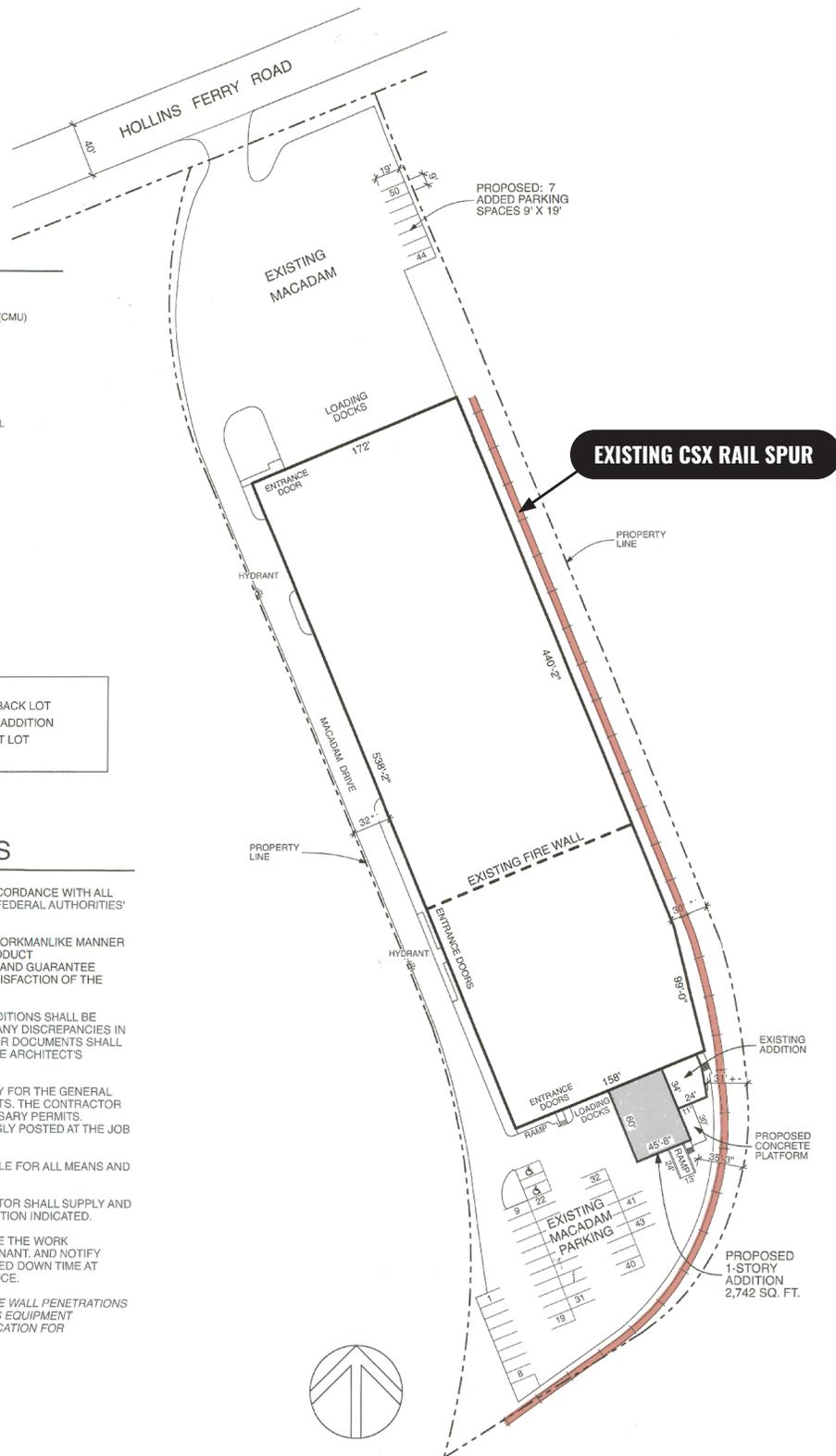
	CONCRETE BLOCK (CMU)
	CONCRETE
	EARTH OR COMPACTED FILL
	CRUSHED STONE
	RIGID INSULATION
	STEEL DECK (PERPENDICULAR)
	STRUCTURAL NOTE OR TYPICAL DETAIL

PARKING PROVIDED:

46	EXISTING PARKING SPACES IN BACK LOT
(-3)	3 SPACES ELIMINATED BY NEW ADDITION
+7	7 ADDITIONAL SPACES IN FRONT LOT
50	PARKING SPACES PROPOSED

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL AUTHORITIES' RULES AND REGULATIONS.
- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND IN CONFORMANCE WITH PRODUCT MANUFACTURERS' INSTALLATION AND GUARANTEE REQUIREMENTS, AND TO THE SATISFACTION OF THE OWNER.
- ALL DIMENSIONS AND FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES IN THE DIMENSIONS, CONDITIONS, OR DOCUMENTS SHALL BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
- THE OWNER WILL OBTAIN AND PAY FOR THE GENERAL BUILDING CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN ALL OTHER NECESSARY PERMITS. PERMITS SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF JOB SITE SAFETY.
- "PROVIDE" MEANS THE CONTRACTOR SHALL SUPPLY AND INSTALL PRODUCT OR CONSTRUCTION INDICATED.
- CONTRACTOR SHALL COORDINATE THE WORK SCHEDULE WITH THE OWNER / TENANT, AND NOTIFY OWNER / TENANT OF ANY REQUIRED DOWN TIME AT LEAST 24 HOURS AHEAD IN ADVANCE.
- CONTRACTOR SHALL COORDINATE WALL PENETRATIONS TO ACCOMMODATE FOR TENANT'S EQUIPMENT REQUIREMENTS, AND VERIFY LOCATION FOR EQUIPMENT FLOOR DRAIN.



BUILDING BREAKDOWN:

Original Warehouse Building	92,849 SF
Addition 1	2,742 SF
Addition 2	816 SF
Mezz. Office (Elevator Served)	9,345 SF
Total	105,752 SF



ADDITIONAL PHOTOS



LOCAL BIRDSEYE

BALTIMORE



ACTIVE CSX RAIL LINE

CSX RAIL SPUR
ABILITY TO ACTIVATE



LOCAL BIRDSEYE



EMANUEL TIRE
FAMILY OF COMPANIES

L&W
SUPPLY

SUNBELT
RENTALS

TIRE RACK

PACKAGING EXCHANGE

moove
PetroChoice
LUBRICATION SOLUTIONS

VEND CENTRAL

Bakery Express

HAJOCA

Cowan
SYSTEMS

PETE
STORE

HOLLINS FERRY RD

INTERSTATE
895



TRADE AREA

DRIVING DISTANCE TO:

 0.9 MILES
1 MIN. DRIVE

 2.1 MILES
3 MIN. DRIVE

 2.1 MILES
3 MIN. DRIVE

 5.4 MILES
7 MIN. DRIVE

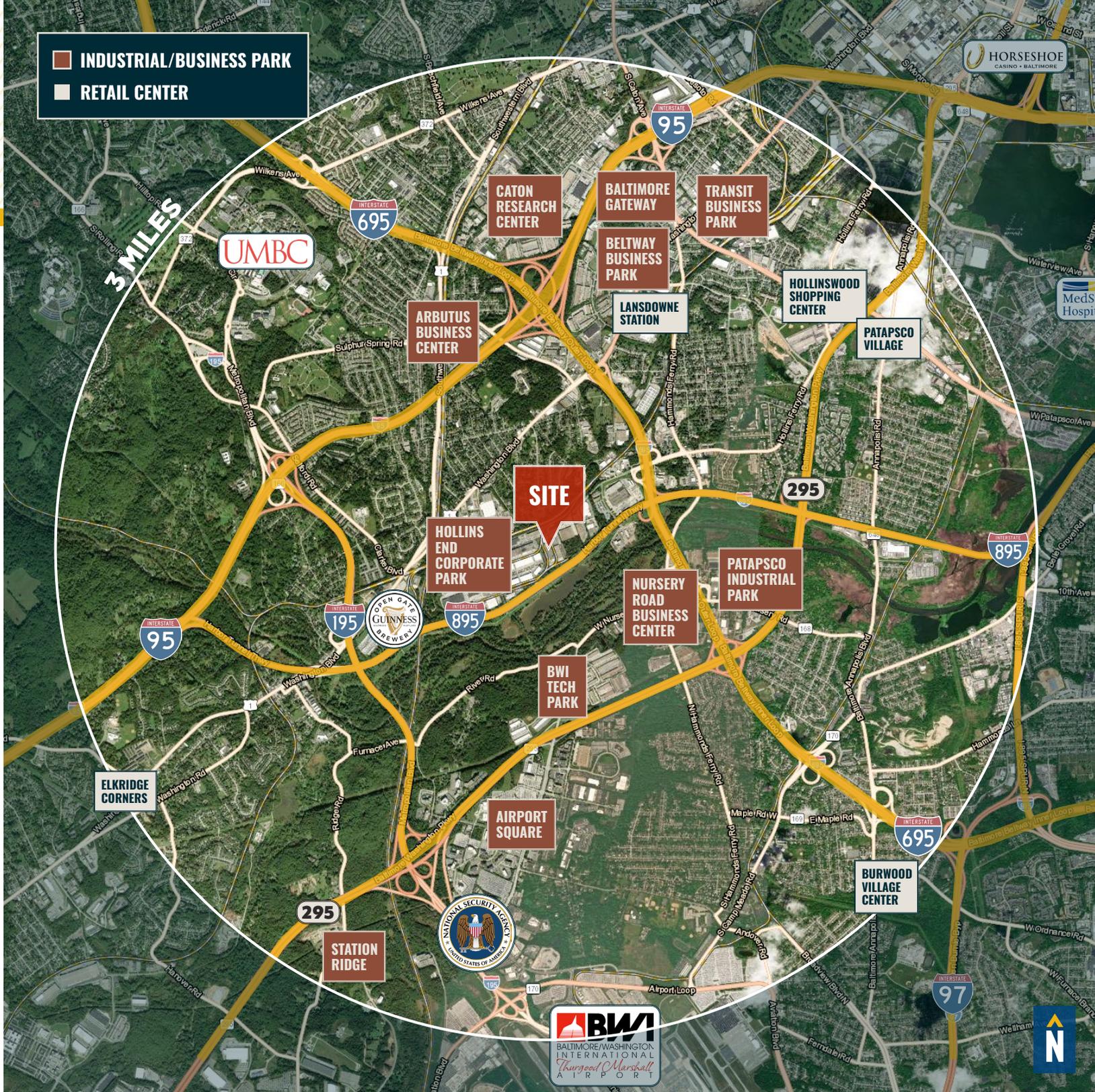
 6.1 MILES
8 MIN. DRIVE (FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 7.8 MILES
12 MIN.

WASHINGTON, DC 34.2 MILES
40 MIN.

PHILADELPHIA, PA 108.0 MILES
1 HR. 40 MIN.

RICHMOND, VA 143.0 MILES
2 HRS. 10 MIN.



FOR MORE INFO **CONTACT:**



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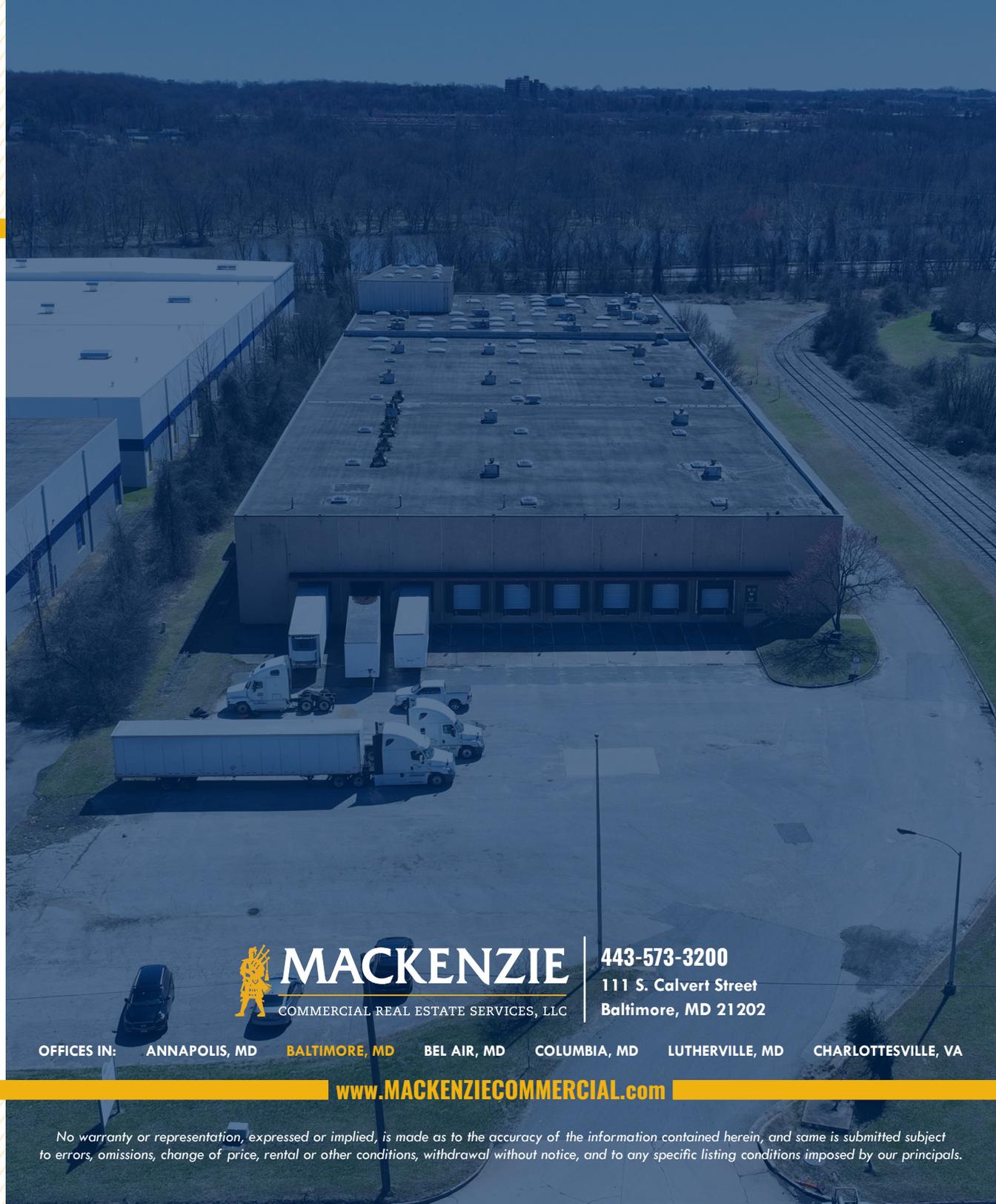


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