



TIMONIUM COMMERCE PARK

9568 DEERCO 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:

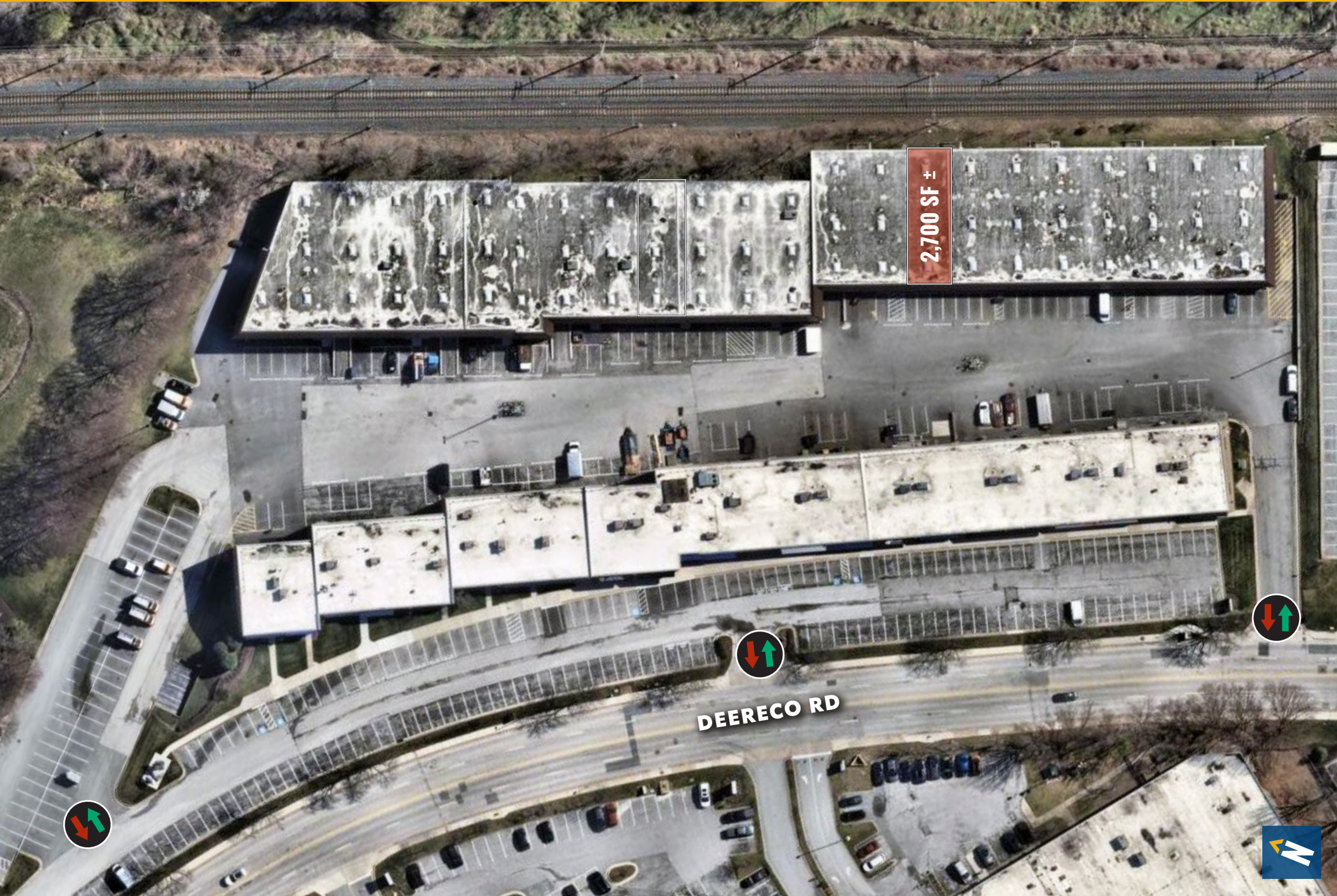
ML IM (MANUFACTURING, LIGHT)
[INDUSTRIAL, MAJOR DISTRICT]

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.



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