



# 4111 MENLO DRIVE

BALTIMORE, MARYLAND 21215

FOR  
**SUBLEASE**



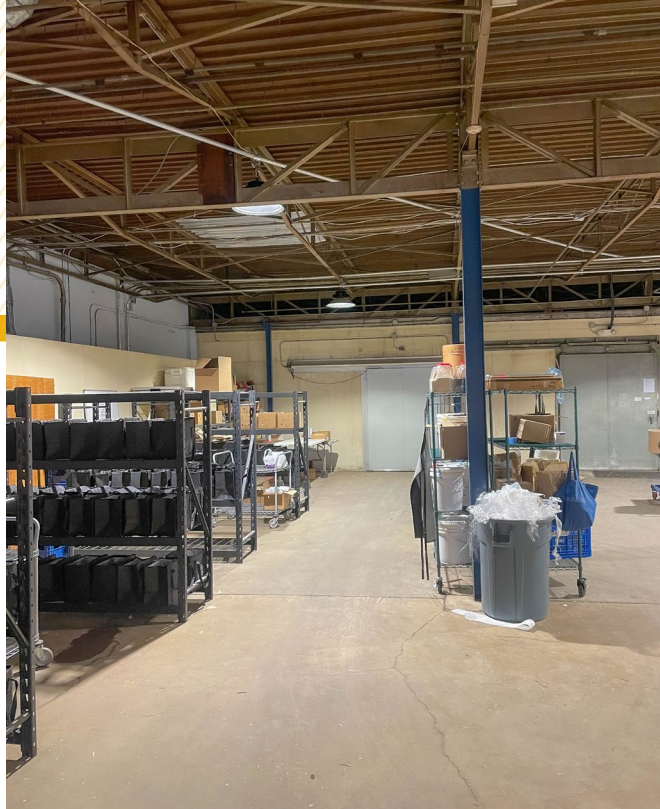
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COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Fully equipped food manufacturing space
- Commercial kitchen, freezer/refrigerated space, warehouse, office
- Partial lease possible
- Dock loading
- Heavy power
- Easy access to Reisterstown Rd
- Close proximity to I-695 and I-83



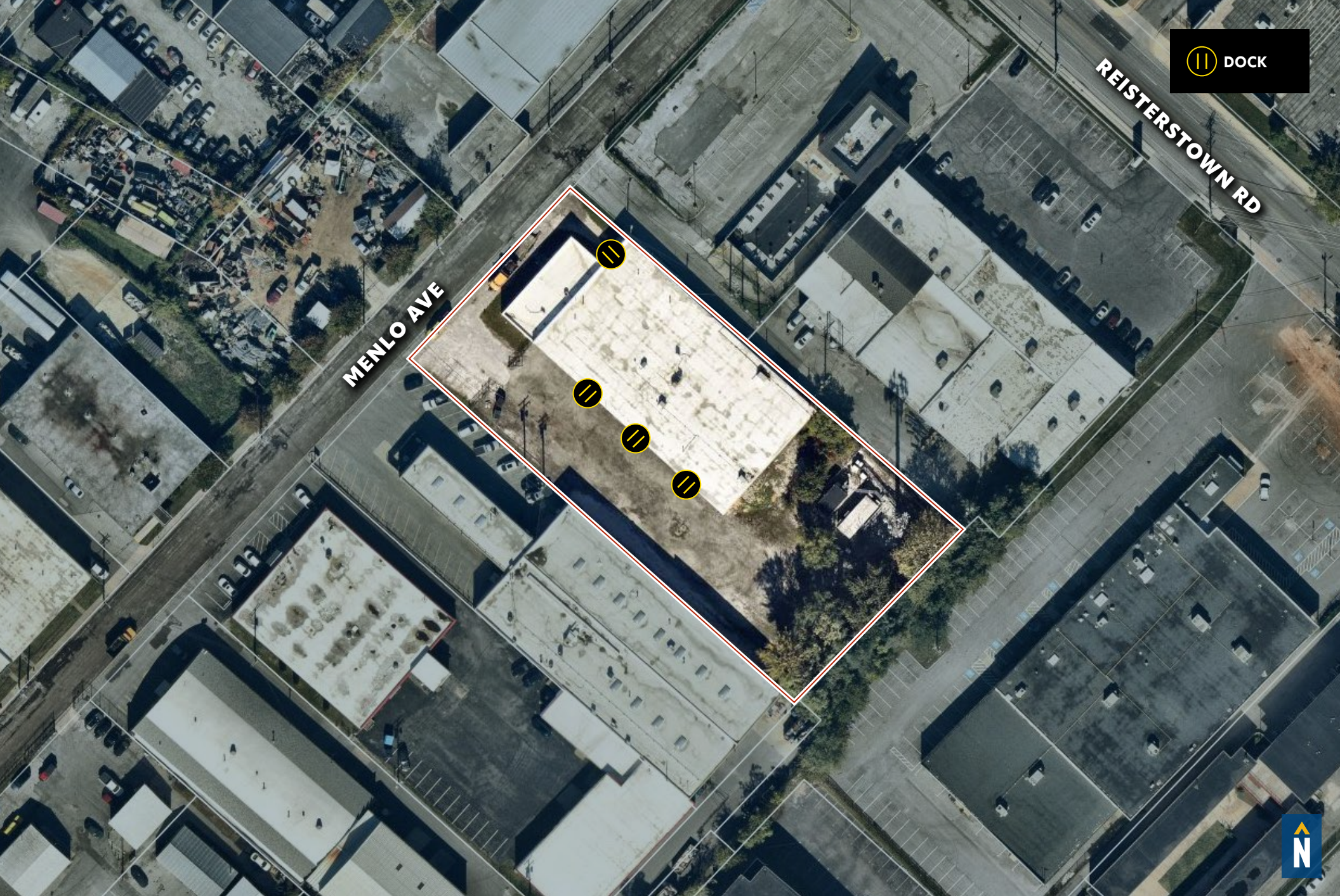
AVAILABLE:	1,000-7,000 SF ±
BUILDING SIZE:	17,500 SF ±
LOT SIZE:	1.40 ACRES ±
DOCKS:	4
PARKING:	1.20/1,000 SF
ZONING:	I-1
RENTAL RATE RANGE:	\$1,000/MONTH TO \$10,000/MONTH



GOOGLE STREET VIEW



# AERIAL



DOCK

MENLO AVE

REISTERSTOWN RD



# ADDITIONAL PHOTOS



# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 695**  
3.5 MILES  
9 MIN. DRIVE

**INTERSTATE 83**  
3.3 MILES  
8 MIN. DRIVE

**INTERSTATE 70**  
6.8 MILES  
13 MIN. DRIVE

**PORT OF BALTIMORE**  
16.3 MILES  
34 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)  
*Helen Delich Bentley*

**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT  
18.7 MILES  
26 MIN. DRIVE

**BALTIMORE, MD**  
8.9 MILES  
16 MIN.

**WASHINGTON, DC**  
46.8 MILES  
1 HR. 10 MIN.

**PHILADELPHIA, PA**  
111 MILES  
1 HR. 58 MIN.

**RICHMOND, VA**  
164.0 MILES  
2 HRS. 30 MIN.



# FOR MORE INFO **CONTACT:**



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