



FLEX/LABORATORY BUILDING

4030 GILL AVENUE | HAMPSTEAD, MARYLAND 21074

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 16,200 SF \pm flex/laboratory building (2 stories)
 - » 1st Floor: Warehouse and lab space
 - » 2nd Floor: Office and lab space
- Highly specialized lab equipment could convey with the property
- One (1) dock high loading door serving truck court in rear of building
- Walkable to the restaurants and amenities of Hampstead's Main Street
- Ideal for lab acquisition candidates, lab users and/or light industrial users

BUILDING SIZE:

16,200 SF \pm (2 STORIES)

LOT SIZE:

1.09 ACRES \pm

LOADING:

1 DOCK HIGH DOOR

SPRINKLERS:

WET

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)



AERIAL



GILL AVE



GOOGLE STREET VIEW



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

30 0.1 MILES
1 MIN. DRIVE

INTERSTATE 795 9.9 MILES
14 MIN. DRIVE

INTERSTATE 83 11.0 MILES
15 MIN. DRIVE

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
AIRPORT
34.5 MILES
38 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
35.4 MILES
40 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD 29.1 MILES
40 MIN.

WASHINGTON, DC 63.6 MILES
1 HR. 20 MIN.

PHILADELPHIA, PA 123.0 MILES
2 HRS. 0 MIN.

RICHMOND, VA 177.0 MILES
3 HRS. 0 MIN.



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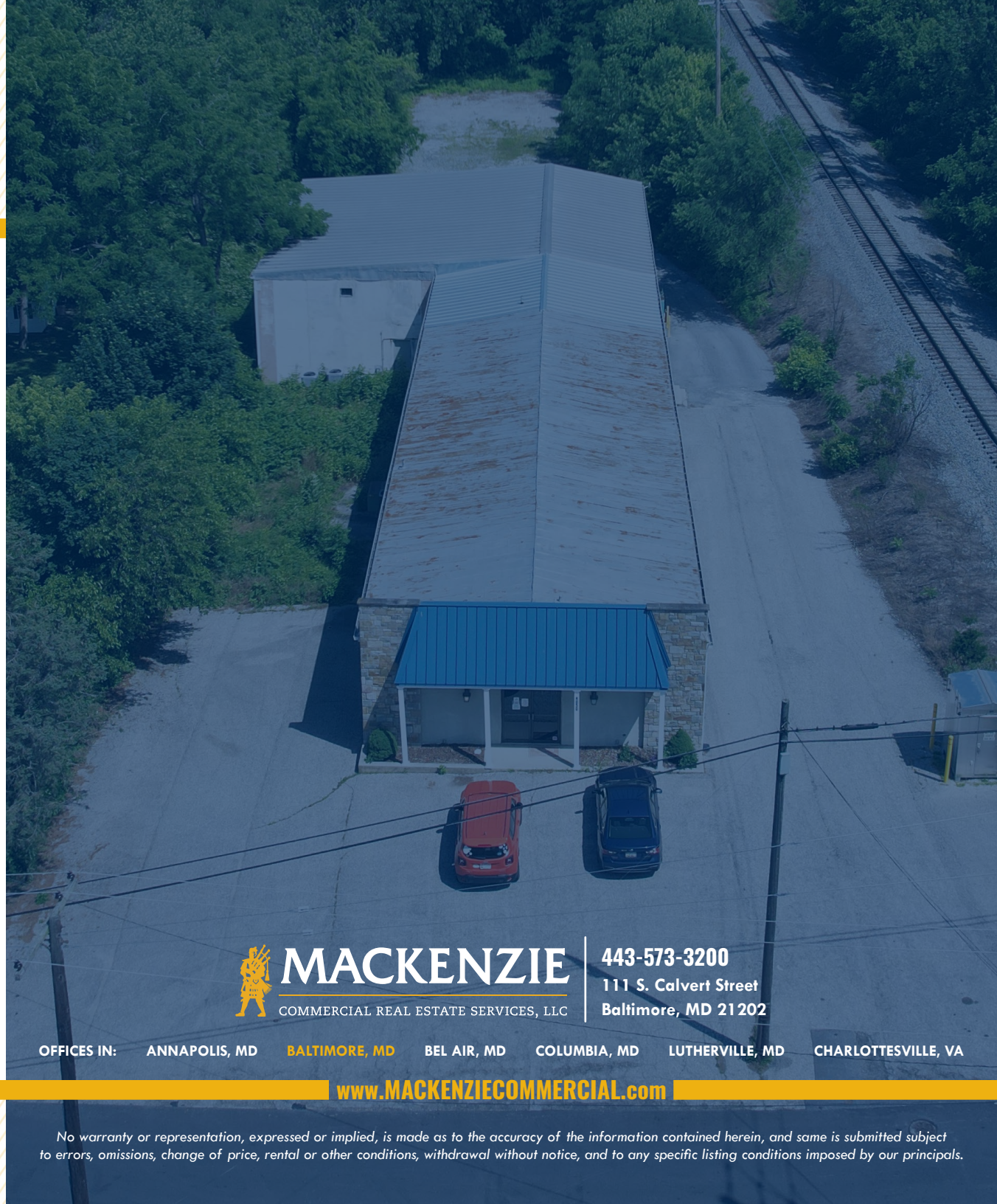
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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