



1031 CROMWELL BRIDGE ROAD

TOWSON, MD 21286

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,000 +/- showroom/office
- 4,600 +/- warehouse
- 12' clear height
- 3 Phase power
- Fully conditioned warehouse
- Fenced and secured parking lot and yard
- Convenient location with great access to I-695 and Downtown Towson



BUILDING SIZE:

11,200

AVAILABLE SPACE:

6,600 SF ±
2,000 SF SHOWROOM / OFFICE
4,600 SF WAREHOUSE

LOT SIZE:

0.98 ACRES ±

LOADING:

1 DRIVE IN

ZONING:

ML-IM (MANUFACTURING, LIGHT)

RENTAL RATE:

NEGOTIABLE

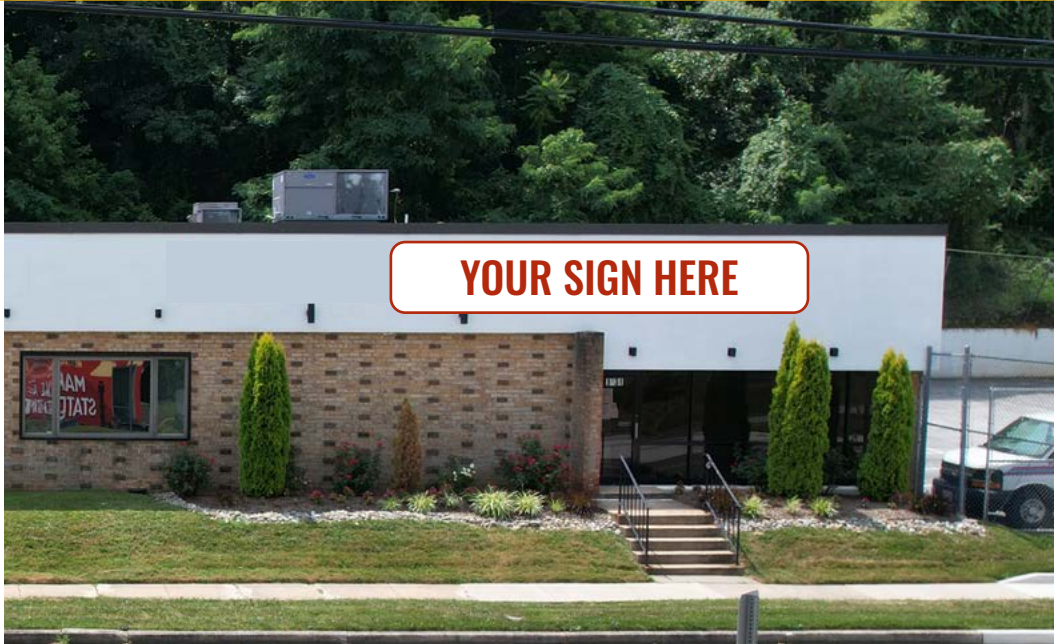
ASKING PRICE:

NEGOTIABLE



GOOGLE STREET VIEW

ADDITIONAL PHOTOS



LOCAL BIRDSEYE



LOCH RAVEN HIGH SCHOOL

CONCORDIA PREPARATORY SCHOOL



THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

AUTONATION COLLISION CENTER



ANIMAL DENTAL TRAINING CENTER

GRIDKICKER

1274 at Towson



SITE

ROUTE ONE APPAREL



FOUNDERS FINANCIAL

CROMWELL BRIDGE RD

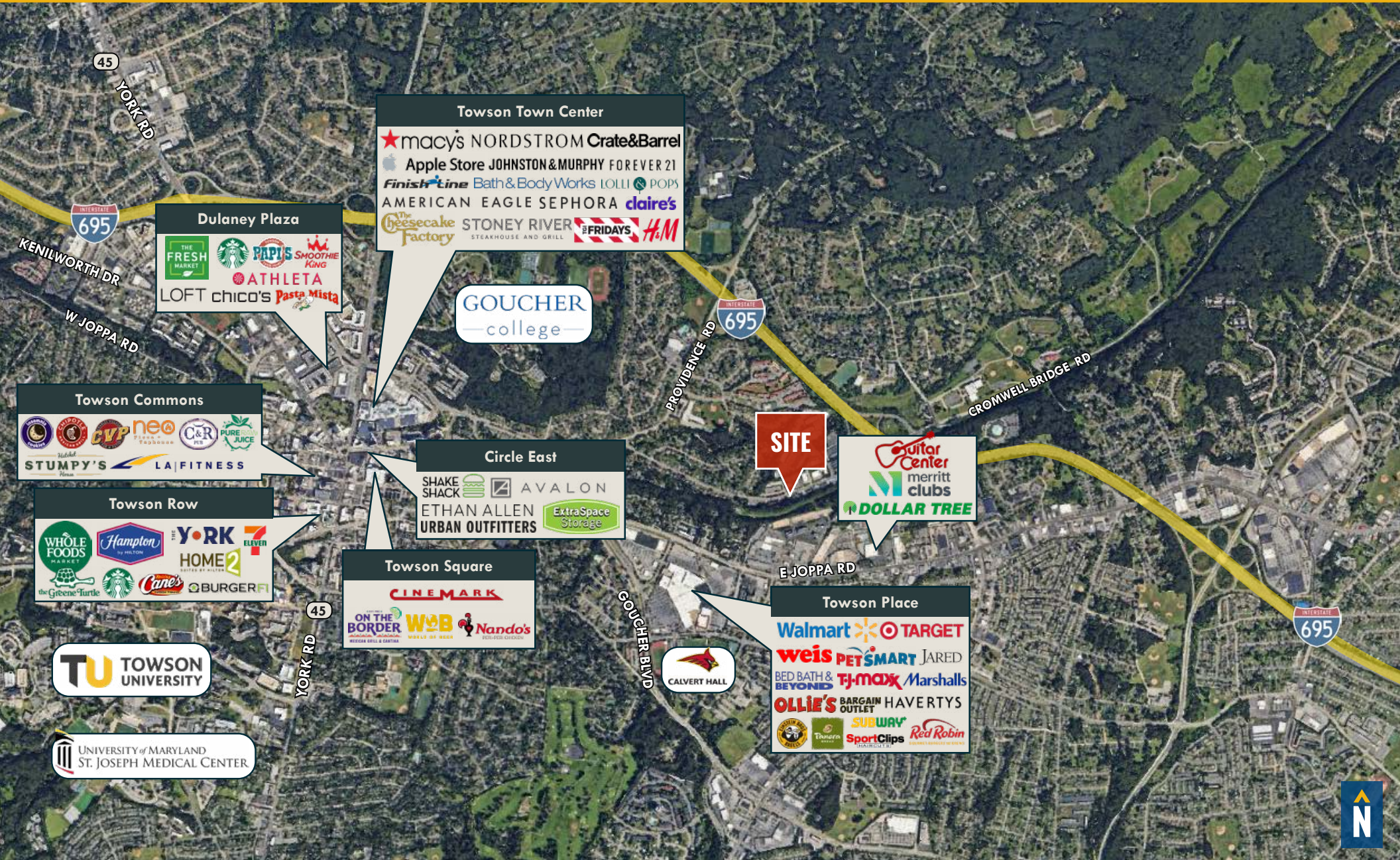
MARTEL LABORATORIES JDS



BROOKS FINANCIAL



TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,401

62,142

145,034

DAYTIME POPULATION



14,309

132,345

281,617

AVERAGE HOUSEHOLD INCOME



\$114,444

\$116,095

\$124,844

NUMBER OF HOUSEHOLDS



6,235

54,237

120,807

MEDIAN AGE

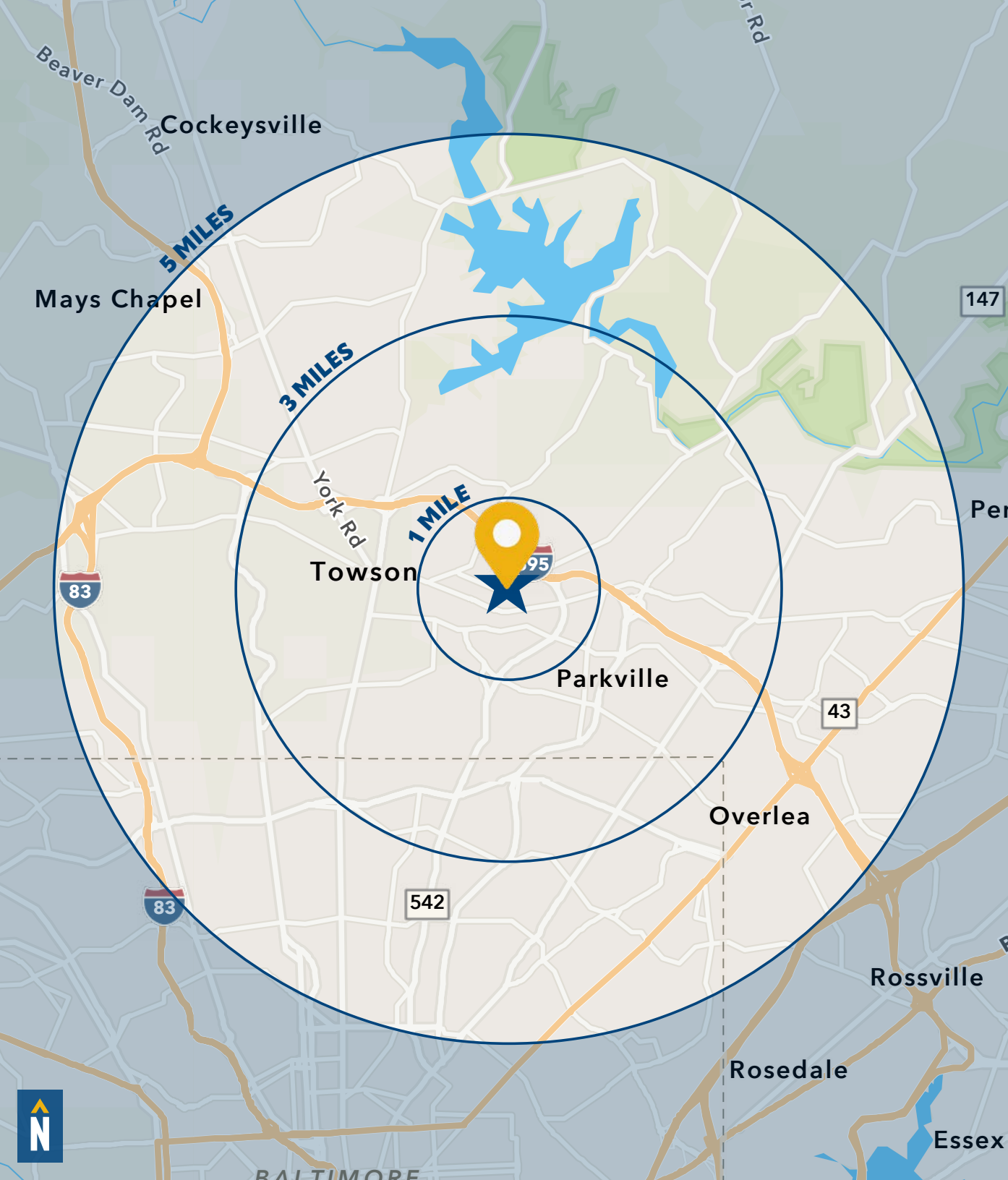


36.8

37.0

39.1

[FULL DEMOS REPORT](#)



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