

2101 & 2103 Blue Mount Road

Industrial & Agricultural Property Available for Lease

2101 & 2103 Blue Mount Road | Monkton | MD 21111



▶ Drone Video

Call Us 410.435.4004 | Visit Us troutdaniel.com | 30 E. Padonia Road, Suite 504 Timonium, MD 21093



Property Overview

Approximate 80-acre property located in scenic Monkton, Blue Mount Farm, located at 2101 & 2103 Blue Mount Road, presents a unique and flexible commercial lease opportunity. The property offers a blend of agricultural and industrial utility. Ideal for tenants seeking a rural setting with warehouse and yard space in Baltimore County, proximate to I-83, providing relatively easy access to vibrant commercial centers, such as Westminster, Reisterstown, Hunt Valley/Cockeysville/Timonium, Bel Air, and York, PA.

The approximate 9 acres of agricultural land sits at the entrance of the property and can be leased independently from the industrial rear portion of the property. Ideal for crop production and equestrian uses. The industrial area consists of three buildings and two lean-to sheds, which combined equate to approximately 20,000 sf. A 7-acre section of yard is included with the buildings to make up the industrial portion of the property. The industrial area is gated and separate from the agricultural/residential components of the property and provides a private space to conduct commercial activities.

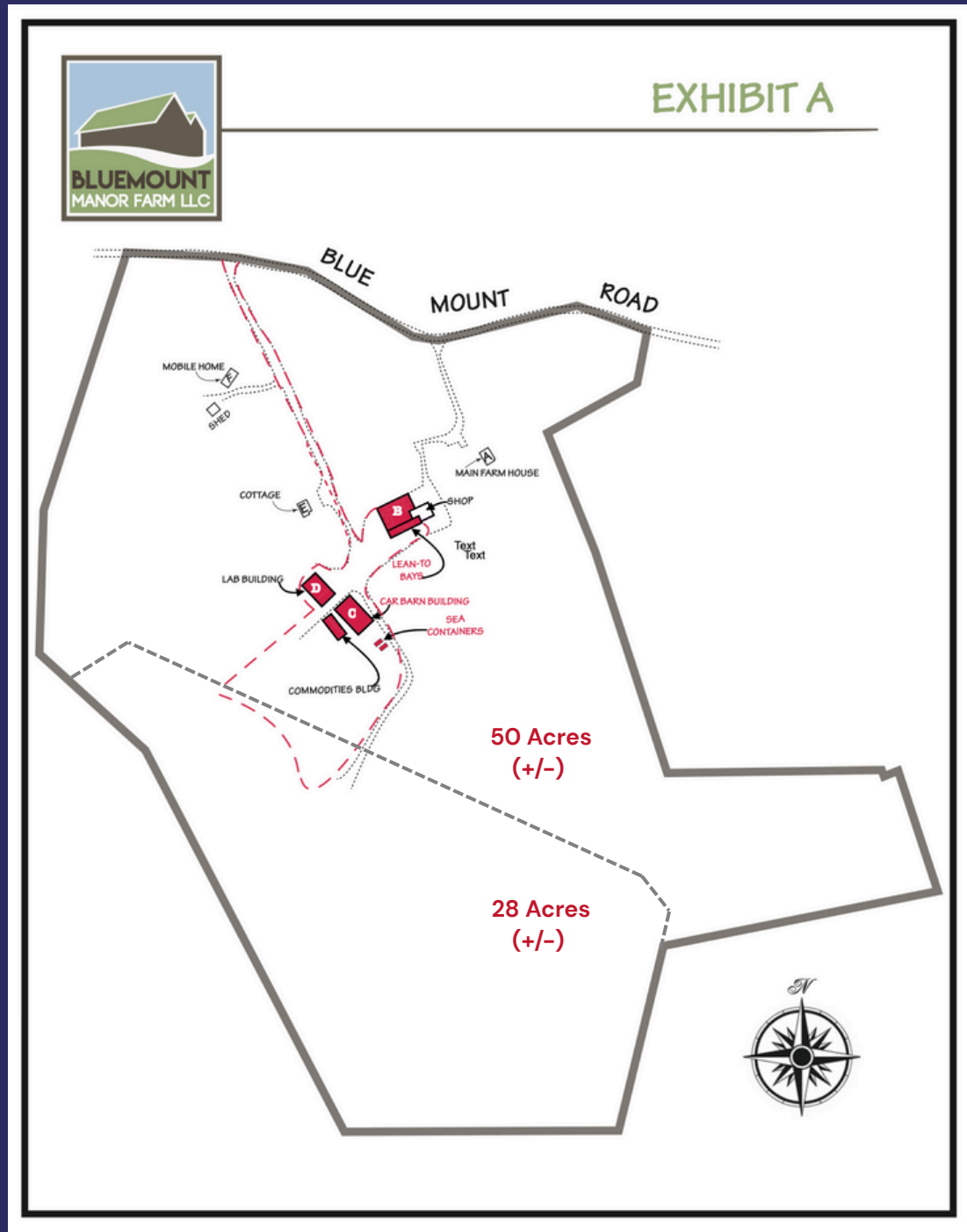
Offering Summary

Building & Land Availability

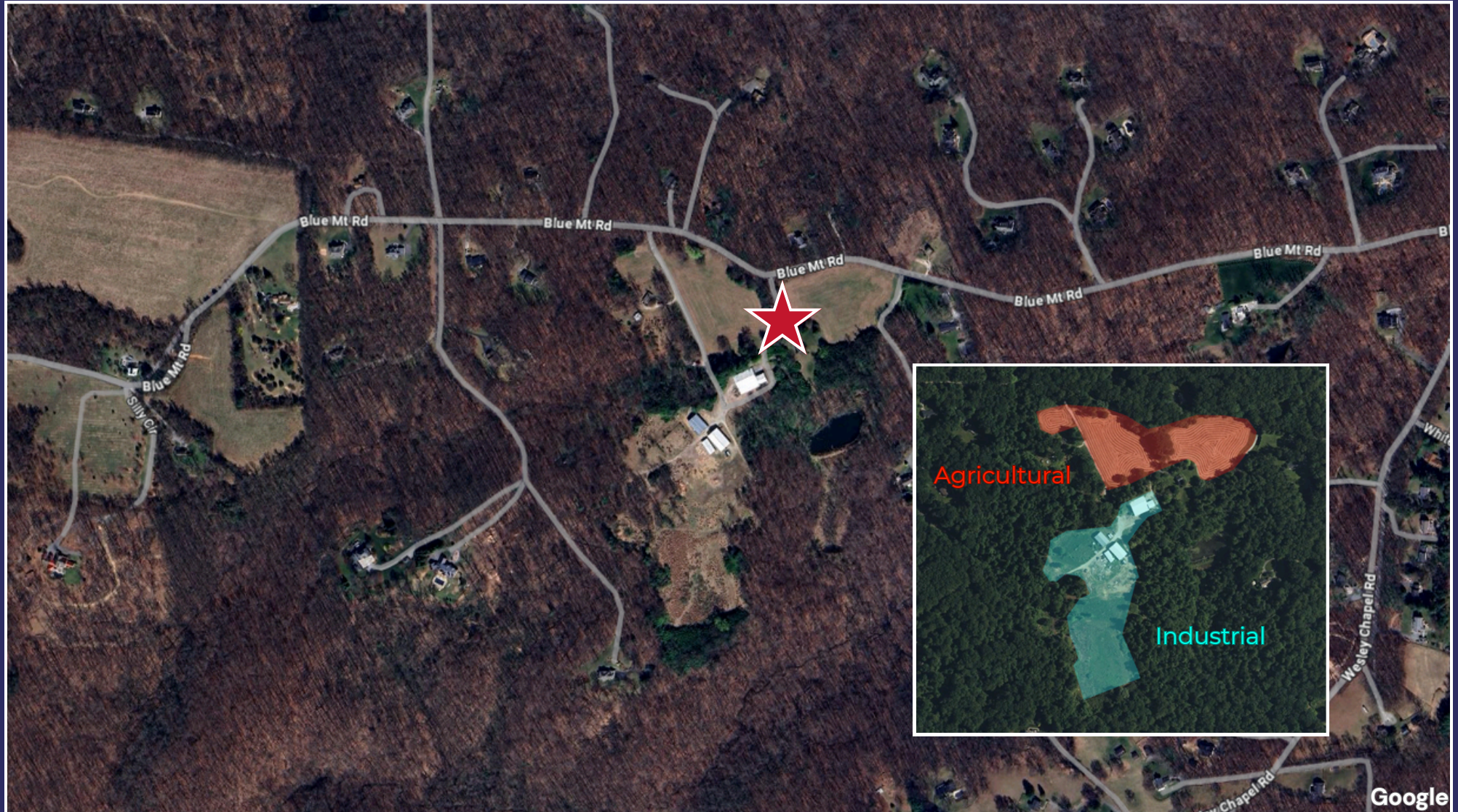
- **Building B:** 5,700 SF of interior space
- **Building C:** 5,510 SF
- **Building D:** 4,000 SF
- **Lean-to bays:** 2,565 SF
- **Commodities Building:** 1,950 SF of lean-to shed
- **Land:** 7 plus Acres outdoor storage yard

Leasable Area

Area	Annual Rent	Size
Agricultural	Negotiable	~9 Acres
Industrial	\$135,000	~7 Acres with 19,725 SF under roof



Aerial Map



2101 & 2103 Blue Mount Road | Monkton | MD 21111

Additional Photos: Aerials



Additional Photos: Around the Property



Additional Photos: Interior



Additional Photos: Exterior



Contact Us



**30 E. Padonia Road, Suite
504 Timonium, MD 21093**



Visit Us
troutdaniel.com



Call Us
410.435 .4004

Coleman Tirone

Associate



O: 443.921.9328



ctirone@troutdaniel.com

Steven L. Cornblatt

Principal



O: 443.921.9331



scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.