



# FLEX/WAREHOUSE SPACE

40 NEW PLANT COURT | OWINGS MILLS, MARYLAND 21117

FOR  
LEASE

8,350 SF ± TOTAL  
AVAILABLE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 20' clear height in warehouse
- (2) loading docks/(1) drive-in door in back
- Office space consists of open space, three offices, one conference room, (2) bathrooms and kitchenette
- Ability to add additional 1,800 sq. ft. of office space under 2nd floor office
- Not sprinklered

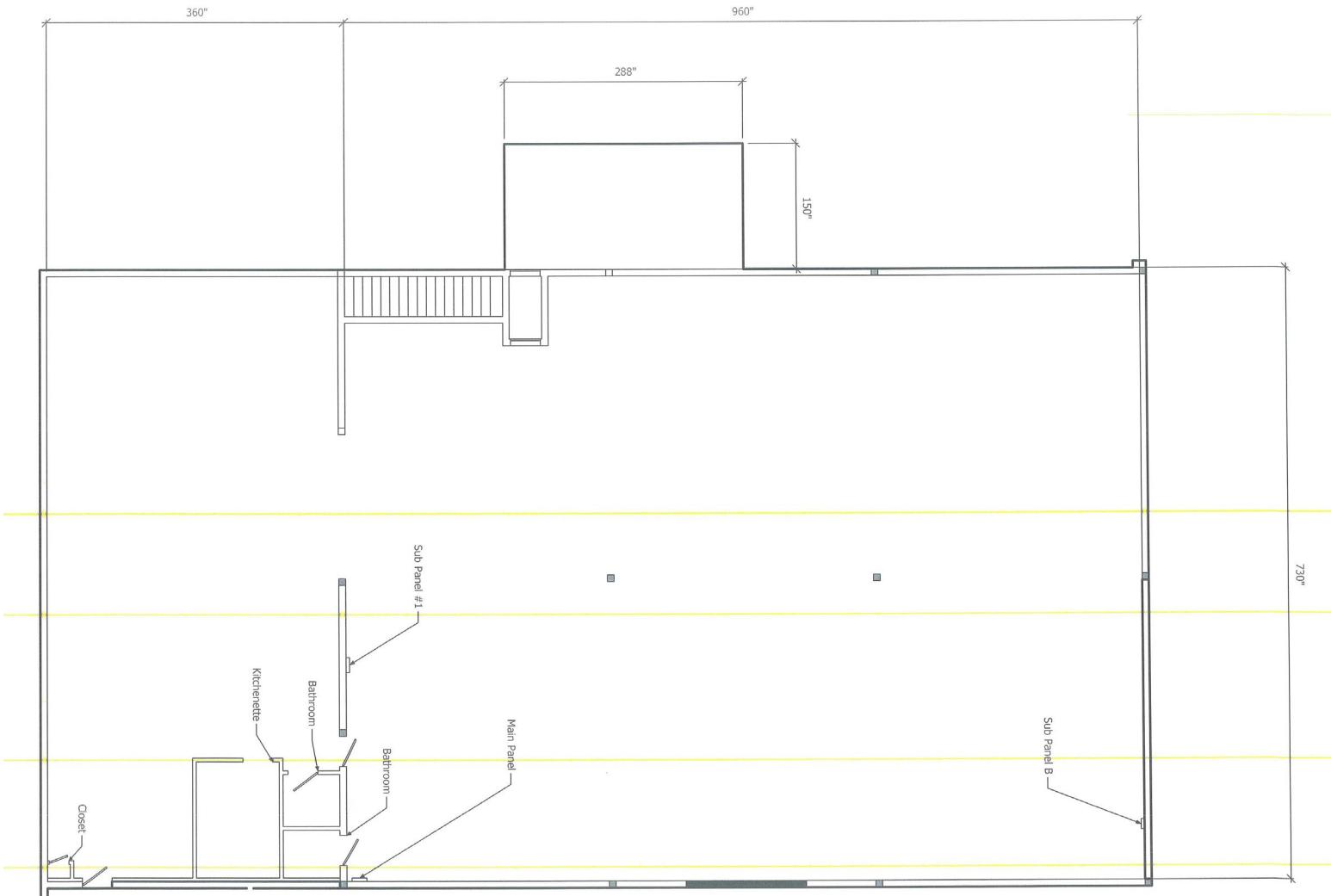
AVAILABLE:	TOTAL 8,350 SF ± 2nd Floor Office: 1,800 SF ± Warehouse: 6,550 SF ±
CLEAR HEIGHT:	20' ±
DRIVE-INS:	1
DOCKS:	2
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	\$10.50/SF MG



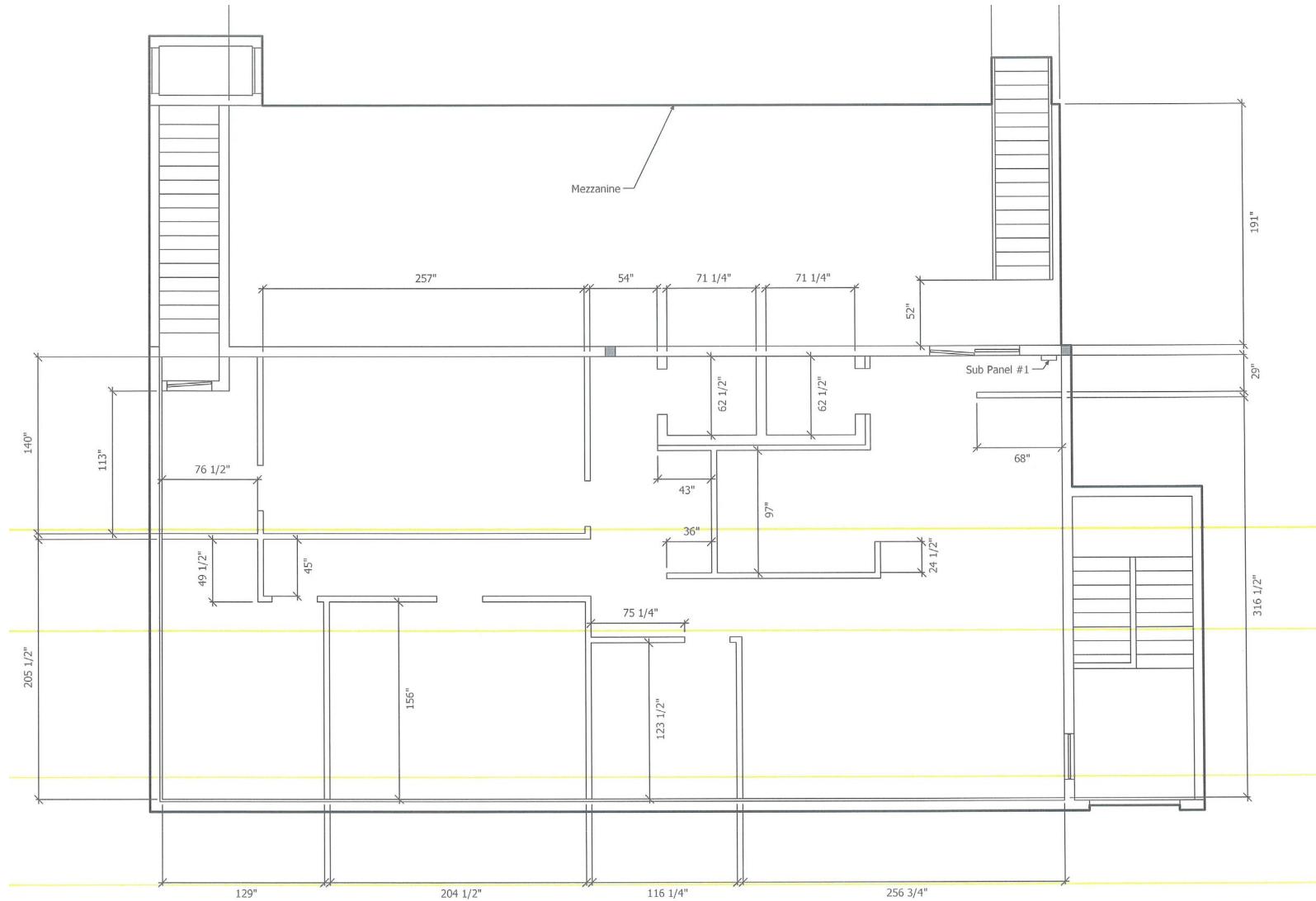
GOOGLE STREET VIEW



# FLOOR PLAN - 1ST FLOOR



# FLOOR PLAN - 2ND FLOOR



# AERIAL

NEW PLANT CT

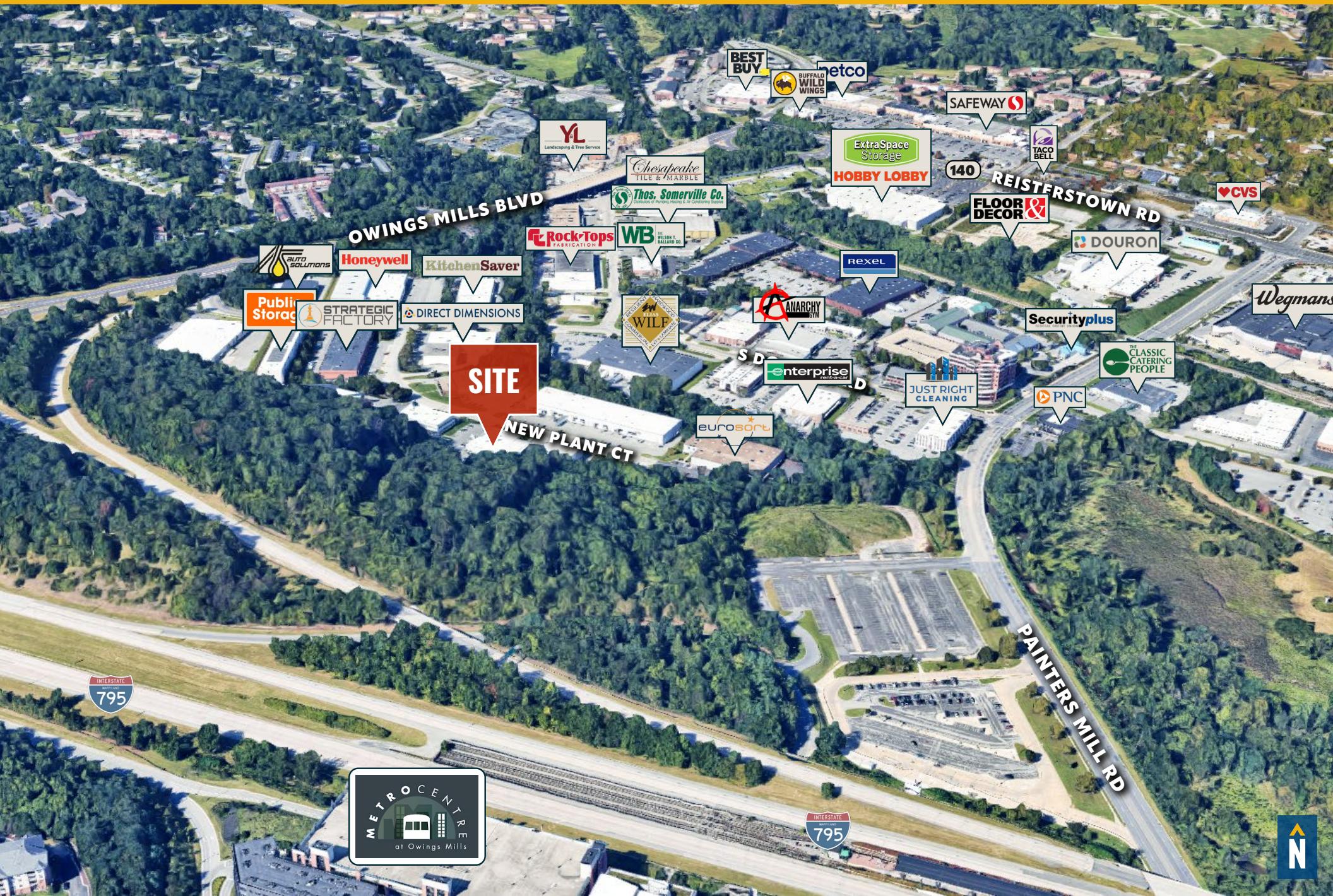
8,350 SF ± TOTAL  
AVAILABLE



DOCK  
DRIVE-IN

N

# LOCAL BIRDSEYE



# TRADE AREA

## DRIVING DISTANCE TO:

**140**  
0.8 MILES  
3 MIN. DRIVE

**795**  
1.1 MILES  
3 MIN. DRIVE

**695**  
5.4 MILES  
7 MIN. DRIVE

**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
Thurgood Marshall  
AIRPORT  
21.1 MILES  
26 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
22.0 MILES  
27 MIN. DRIVE  
(FAIRFIELD  
MARINE TERMINAL)

**BALTIMORE, MD**  
20.4 MILES  
23 MIN.

**WASHINGTON, DC**  
50.1 MILES  
1 HR. 5 MIN.

**PHILADELPHIA, PA**  
115.0 MILES  
1 HR. 50 MIN.

**RICHMOND, VA**  
160.0 MILES  
2 HRS. 48 MIN.

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER



# FOR MORE INFO CONTACT:



**KETCH SECOR**

SENIOR VICE PRESIDENT

**410.409.0990**

[KSECOR@mackenziecommercial.com](mailto:KSECOR@mackenziecommercial.com)



**GRAHAM SEVY**

REAL ESTATE ADVISOR

**410.830.1399**

[GSEVY@mackenziecommercial.com](mailto:GSEVY@mackenziecommercial.com)



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**  
111 S. Calvert Street  
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD   BALTIMORE, MD   BEL AIR, MD   COLUMBIA, MD   LUTHERVILLE, MD   CHARLOTTESVILLE, VA

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