



FLEX/WAREHOUSE SPACE

40 NEW PLANT COURT | OWINGS MILLS, MARYLAND 21117

FOR
LEASE

8,350 SF ± TOTAL
AVAILABLE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

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:

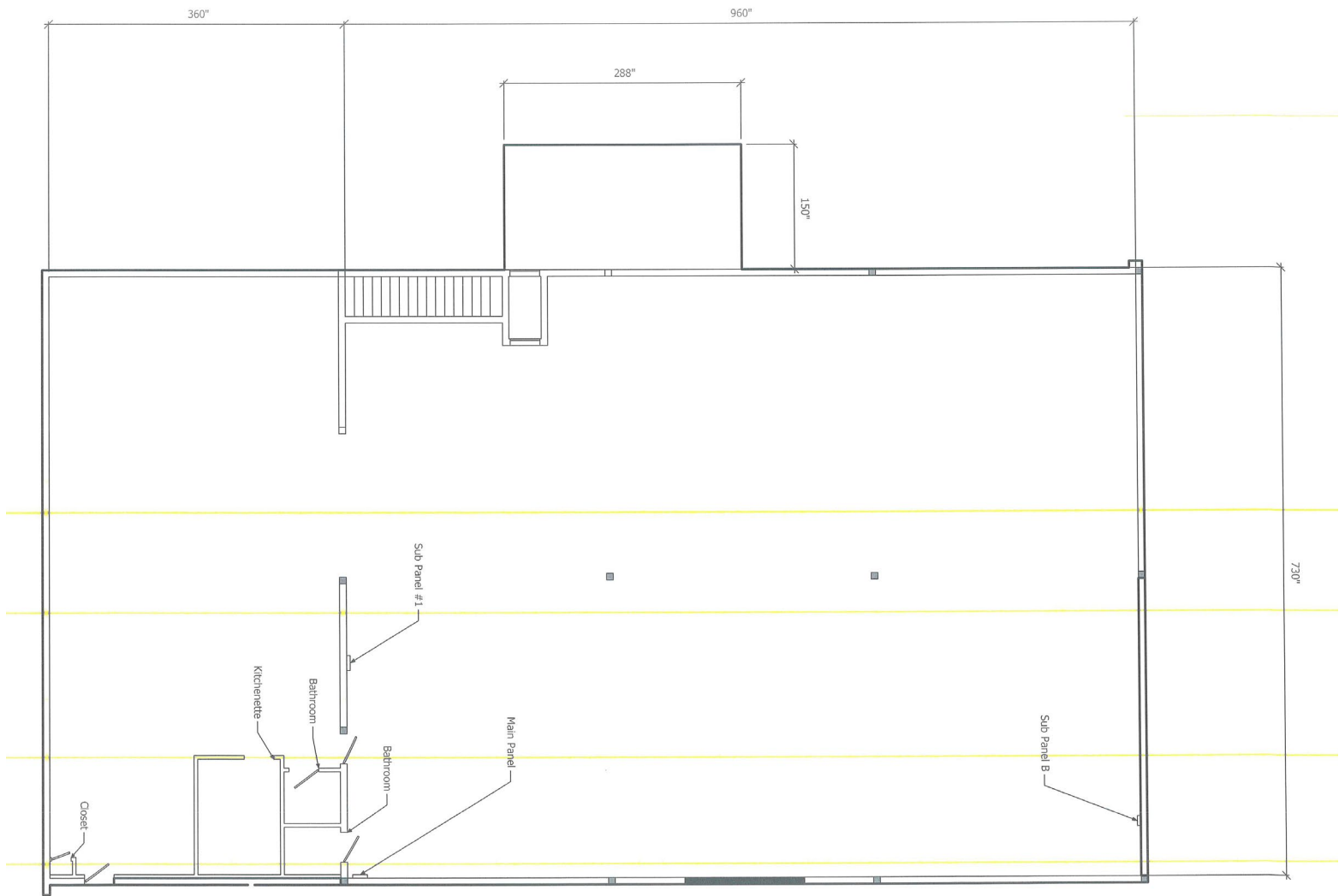
ML IM (MANUFACTURING, LIGHT)
[INDUSTRIAL, MAJOR DISTRICT]

RENTAL RATE:

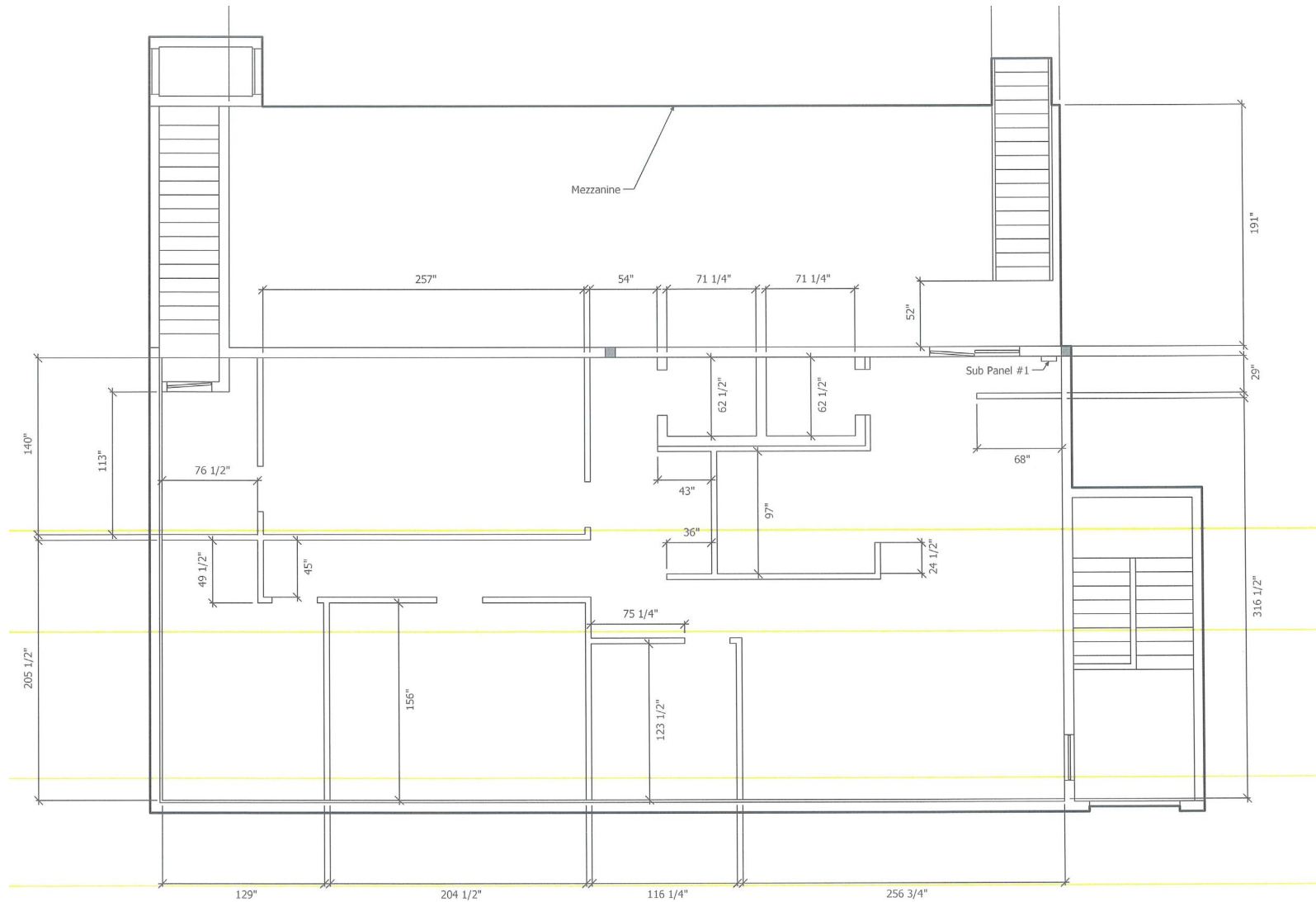
\$10.50/SF MG



FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR



AERIAL

NEW PLANT CT

8,350 SF ± TOTAL
AVAILABLE



DOCK



DRIVE-IN



This aerial map illustrates the proposed MetroCentre development at the intersection of Owings Mills Blvd and New Plant Ct. The site is highlighted with a red callout labeled "SITE". Surrounding the site are various commercial and retail establishments, including Best Buy, Petco, Safeway, CVS, Wegmans, and several home improvement and storage stores like Home Depot, Lowe's, and Menards. The map also shows major roads such as Interstate 795 and Reisterstown Rd, as well as local streets like Painters Mill Rd and Dorton Rd. A north arrow is located in the bottom right corner.



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 BENLEY
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.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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