



FOR **SALE** OR **LEASE**

WAREHOUSE SPACE WITH OUTSIDE STORAGE

10425A REISTERSTOWN ROAD | OWINGS MILLS, MARYLAND 21117



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- **FOR SALE:** 30,450 SF \pm on 2.26 acres \pm
- Easy access to Route 140, I-695
- Heavy power
- Easy access on Reisterstown Road/Route 140
- **FOR LEASE:** 23,260 SF \pm total
 - » 18,160 SF \pm column-free warehouse space (Demisable down to 7,568 SF \pm)
 - » 5,100 SF \pm office space
 - » 3 drive-ins
 - » 1 Acre \pm of paved, fenced outside storage

FOR SALE:	30,450 SF \pm ON 2.6 AC \pm
FOR LEASE:	7,568-23,260 SF \pm
OUTSIDE STORAGE:	1.0 ACRE \pm
CLEAR HEIGHT:	15' \pm
LOADING:	5 DRIVE-INS
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	\$14,000/MO.



GOOGLE STREET VIEW

AERIAL / PARCEL OUTLINE



27,260 SF ± TOTAL BLDG.

23,260 SF ±
FOR LEASE

3,190 SF ±

1.0 AC ±
OF OUTSIDE
STORAGE

DRIVE-IN

DRIVE-IN

DRIVE-IN X2

DRIVE-IN

OWINGS MILLS BLVD

JOSE
TEQUILAS

A LifeBridge Health Partner
ExpressCare
URGENT CARE CENTERS

Chick-fil-A

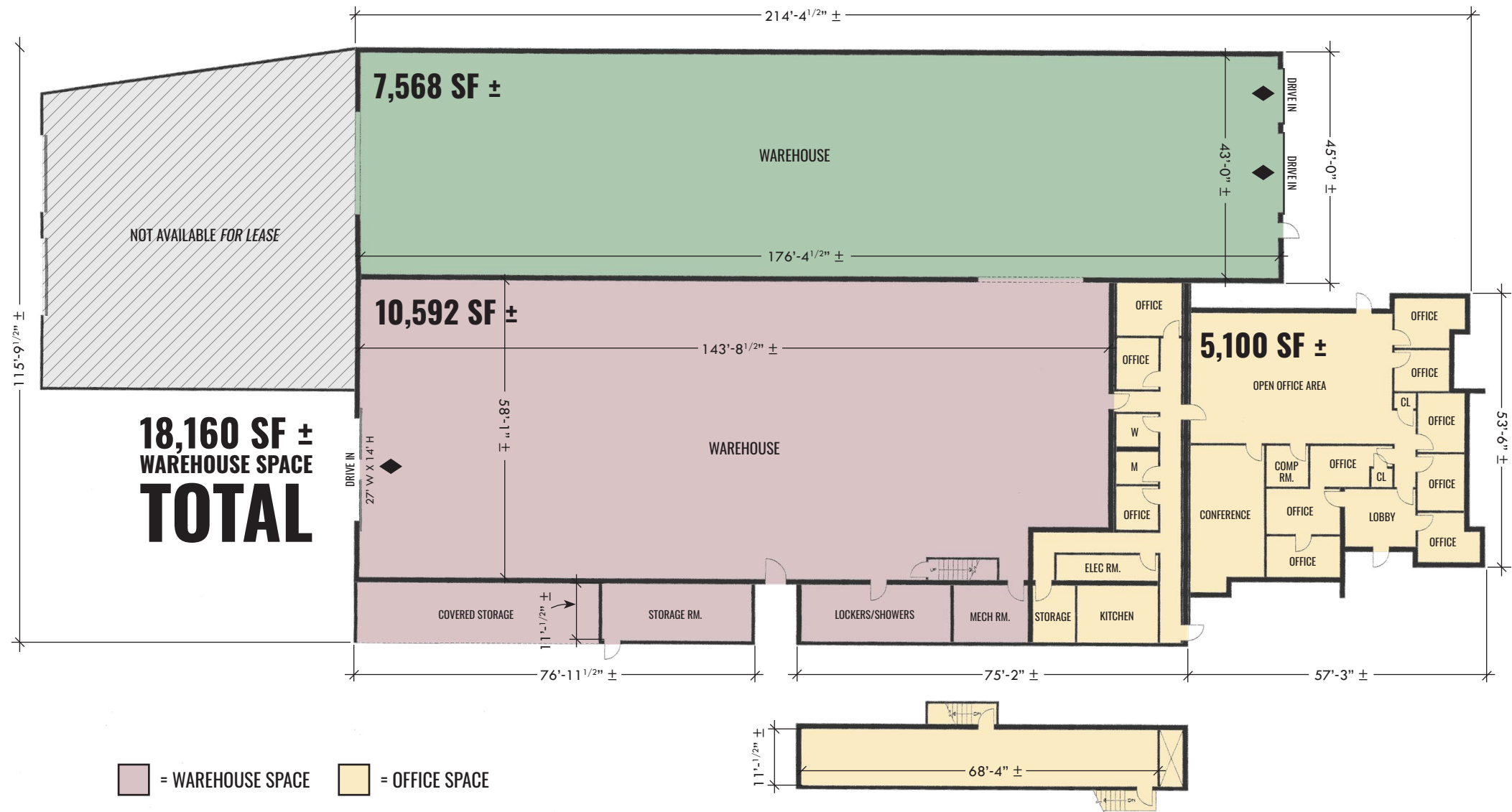
BEST
BUY

QDOBA
MEXICAN EATS

noodles
& COMPANY



FLOOR PLAN



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

 1.1 MILES
3 MIN. DRIVE

 5.3 MILES
7 MIN. DRIVE

 12.2 MILES
15 MIN. DRIVE

 20.7 MILES
22 MIN. DRIVE

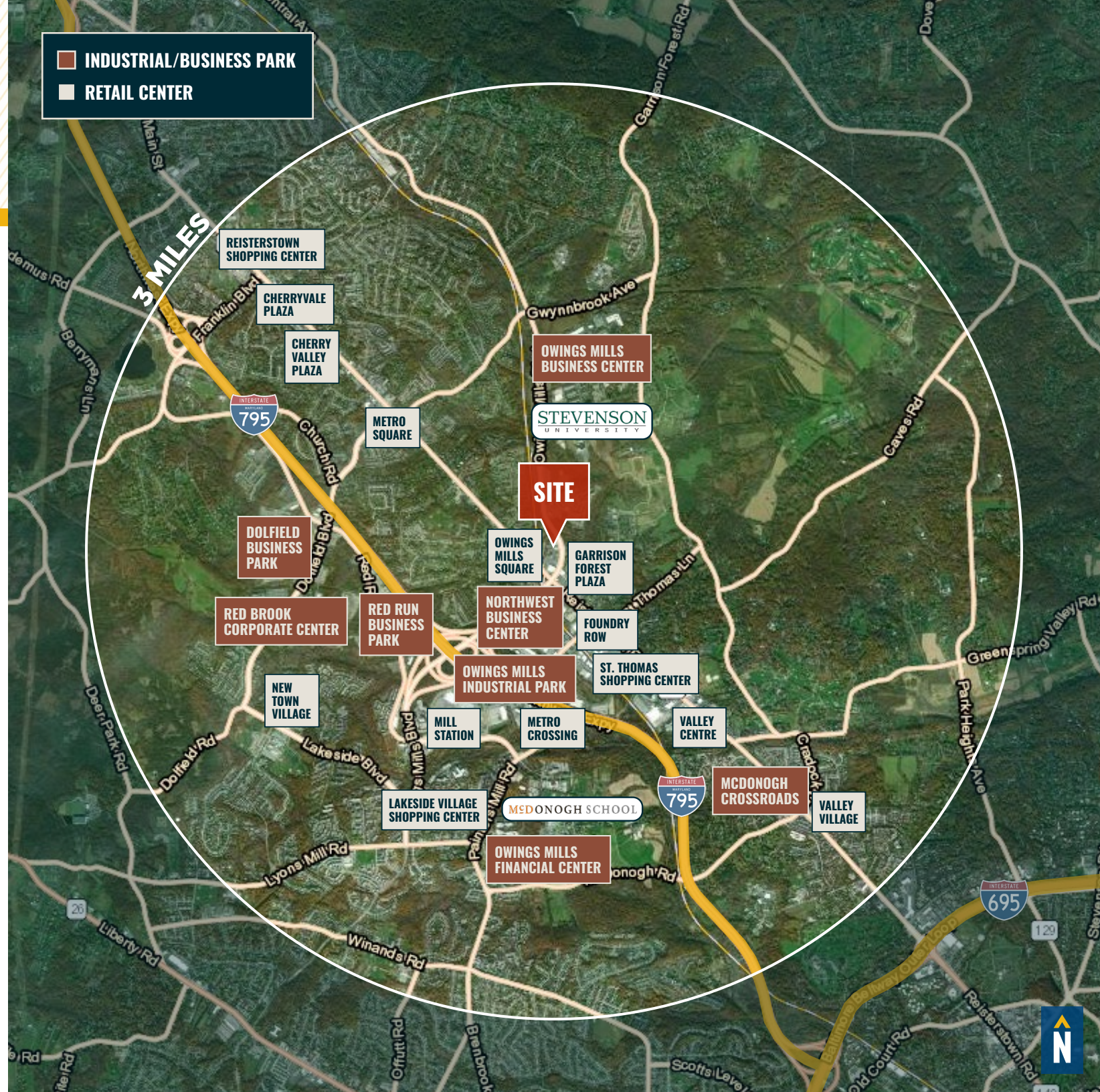
 22.3 MILES
25 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 20.3 MILES
24 MIN.

WASHINGTON, DC 49.9 MILES
1 HR. 4 MIN.

PHILADELPHIA, PA 115.0 MILES
1 HR. 49 MIN.

RICHMOND, VA 164.0 MILES
2 HRS. 30 MIN.



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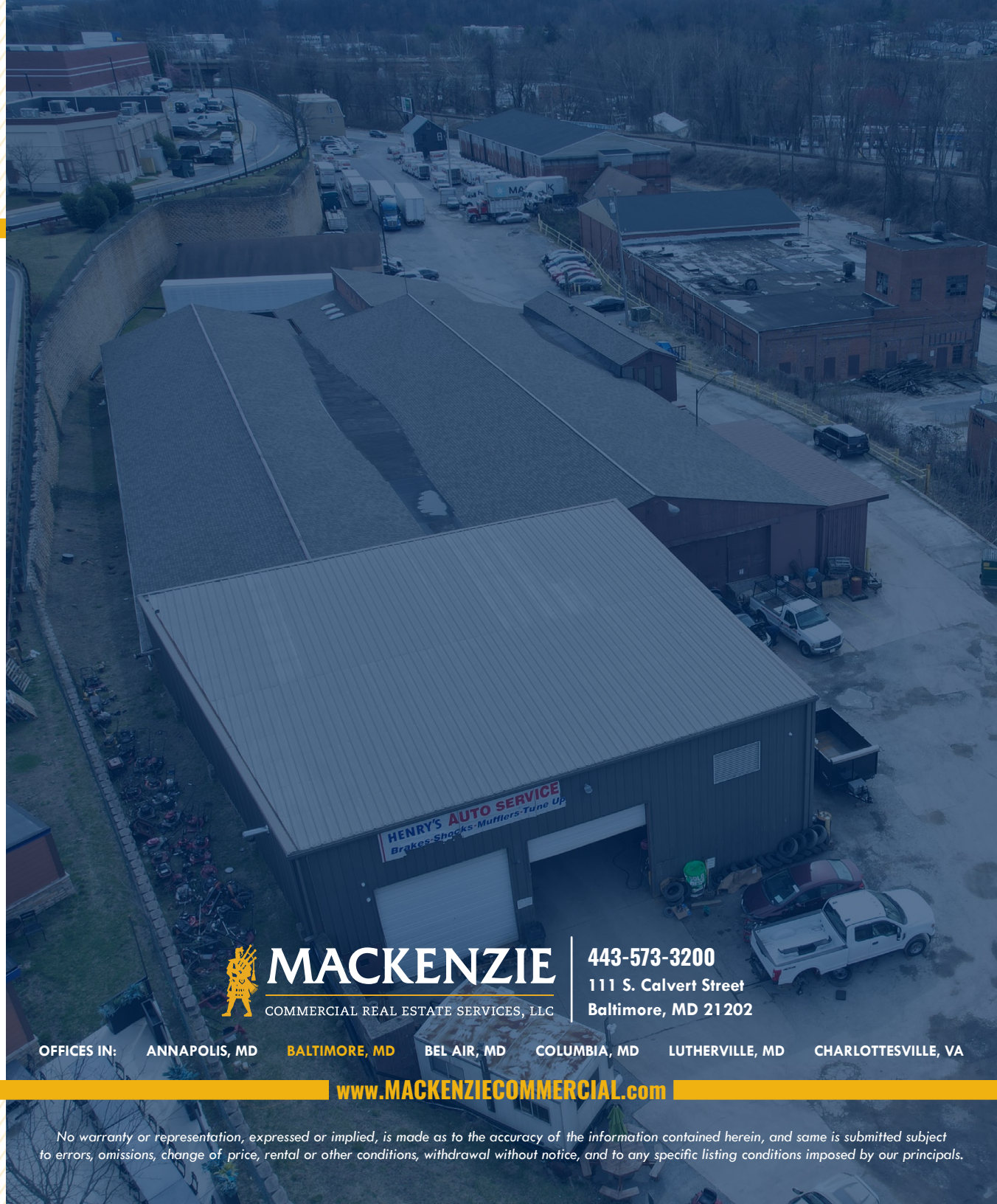
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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