

**63,000 SF AVAILABLE FOR SUBLEASE**

**Term through 10/31/2028**

**\$8.00 NNN!!**

**63,000 SF**

**1225 Bengies Road, Middle River, MD 21220**



**JLL Baltimore**

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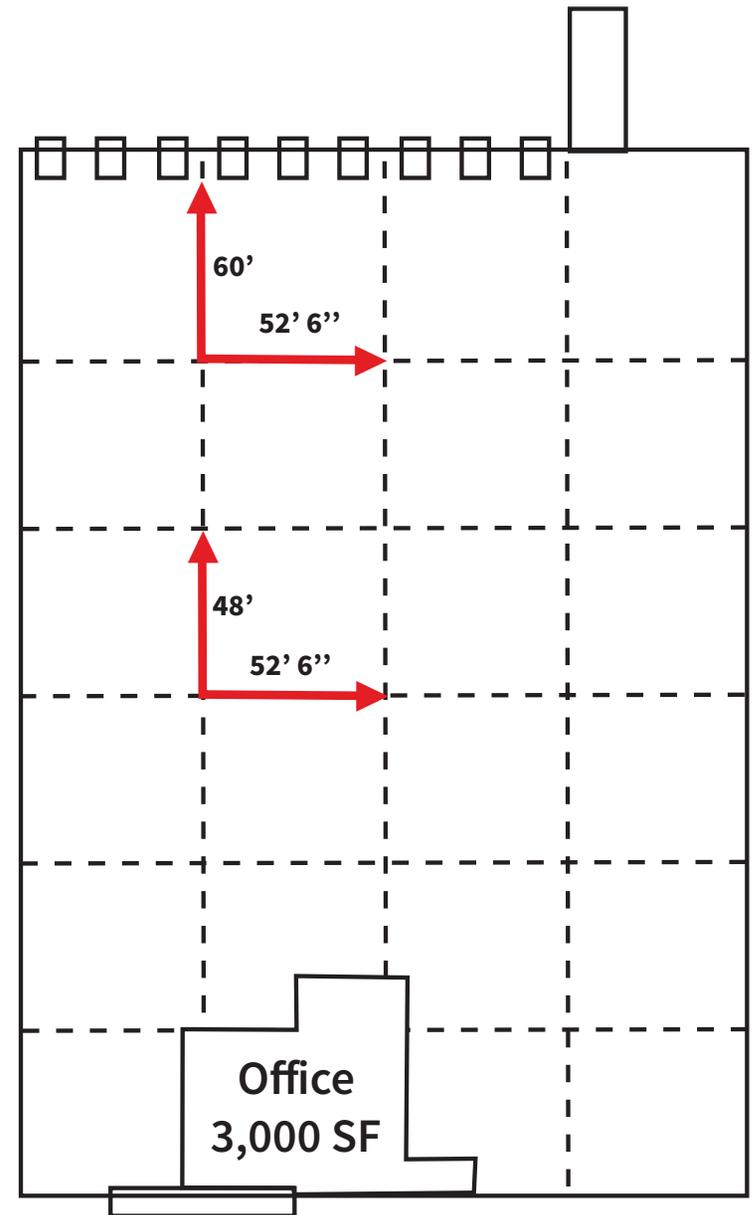
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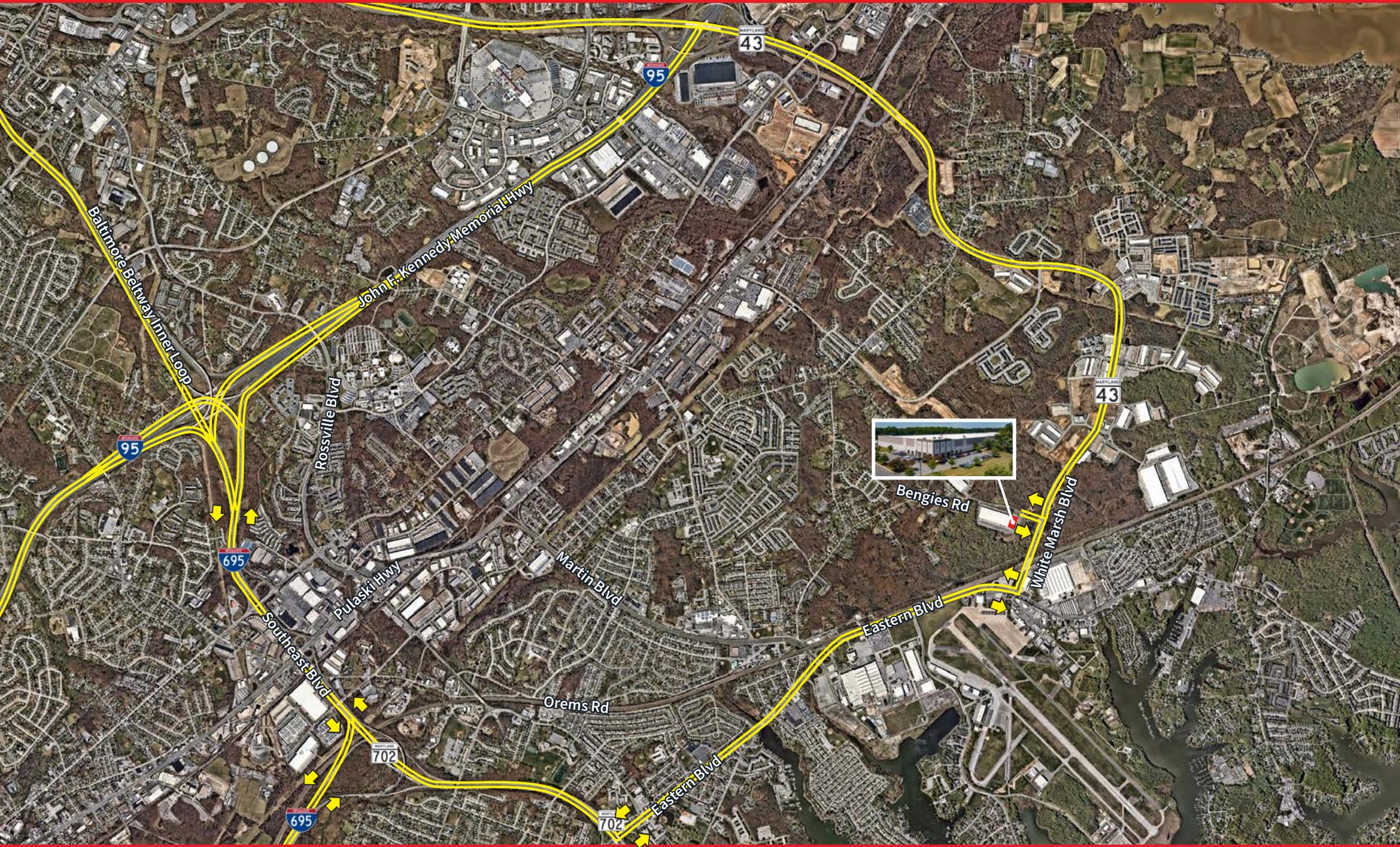
# Property Highlights

1225 Bengies Road, Middle River, MD 21220

- 32' clear height
- 9 (9' x 10') dock high doors equipped with seals and 35,000# levelers
- One 12' x 14' drive-in door
- ESFR sprinkler system
- 190' truck court
- 800A 277/480v electric
- Endcap
- 52'6" x 48' typical column spacing (52'6" x 60" speed bay)
- Abundant parking



**63,000 AVAILABLE SF • 3,000 OFFICE SF**



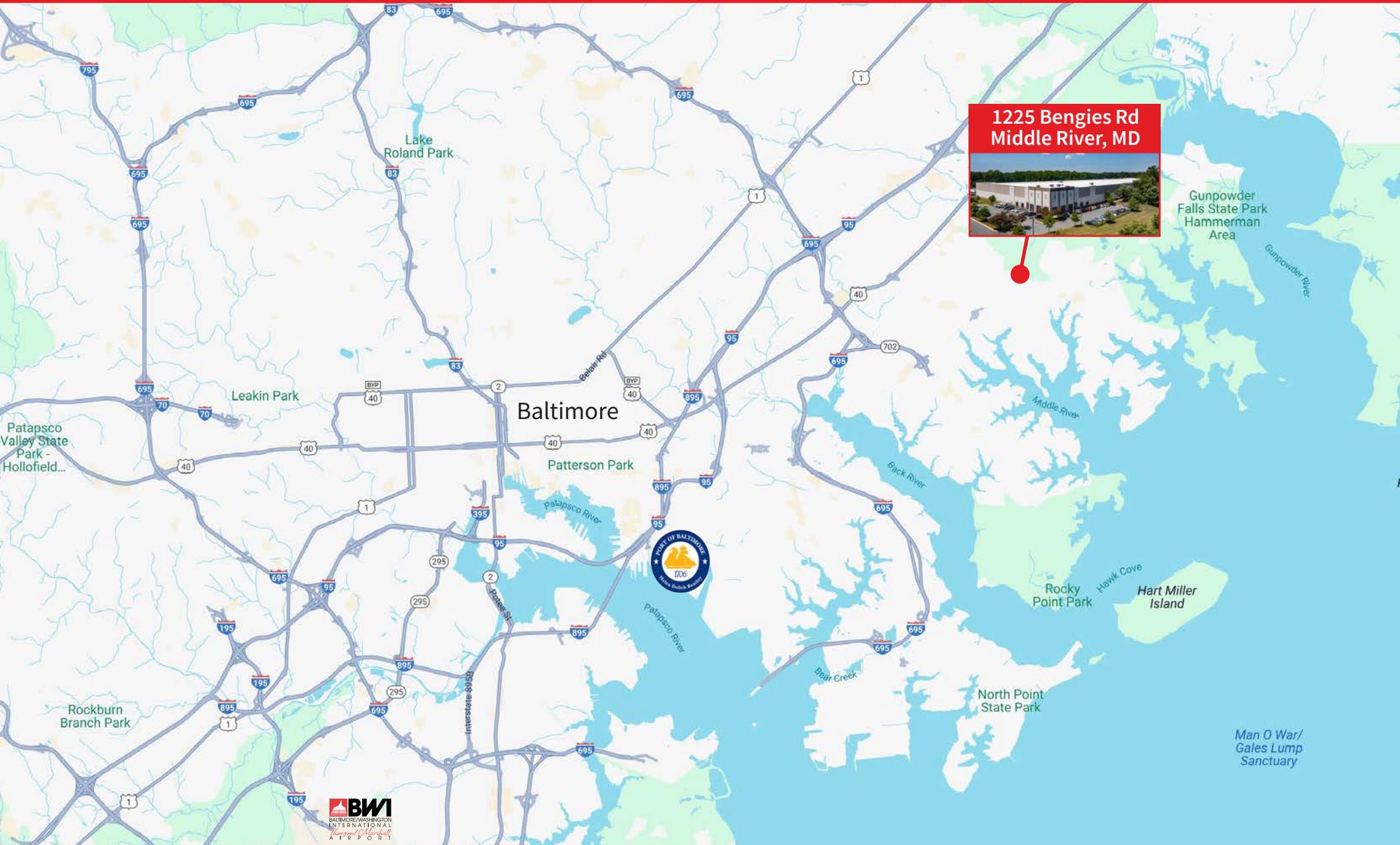
1 mile South to  
Eastern Blvd

3 miles South to  
Route 702

6 miles North to  
I-95 via Rt 43

5 miles South to  
Interstate 695

7 miles South to  
Interstate 95



12 miles to  
Port of Baltimore

20 miles to  
Downtown Baltimore

27 miles to  
Baltimore/Washington  
International Airport

58 miles to  
Washington, D.C.

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