



FLEX BUILDING

1407 SHOEMAKER ROAD | BALTIMORE, MARYLAND 21209

FOR
SALE



**REDUCED
PRICE!**

*OWNER FINANCING
AVAILABLE*



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

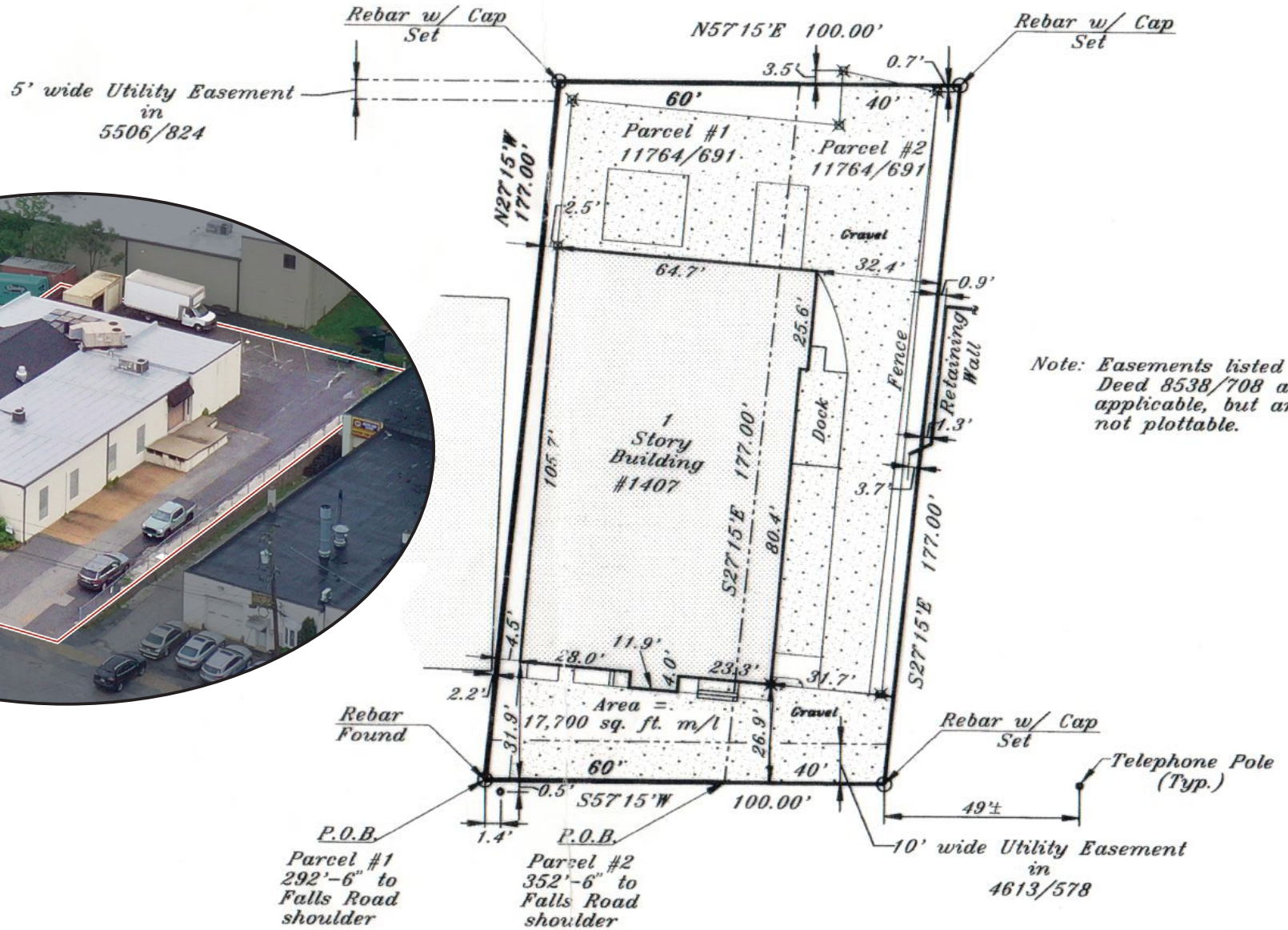
- Both dock and drive-in door loading
- 3 Phase Electrical Service Power
- Full-service generator
- New roofs on both sides of the building
- Entire property is heated and air conditioned
- ML IM zoning
- Easy access to I-83, I-695 and I-795
- Close proximity to both Downtown Baltimore as well as Baltimore County hubs like Towson, Timonium, Owings Mills and Pikesville

BUILDING SIZE:	6,770 SF ±
LOT SIZE:	.407 ACRES ±
CLEAR HEIGHT:	8'-13' ±
DOCKS:	1 DOCK PLATFORM (2 TRUCK POSITIONS: 12' W x 8' H)
DRIVE-INS:	1 (12' W x 10' H)
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
SALE PRICE:	\$1,550,000*

* Owner financing available.



SURVEY

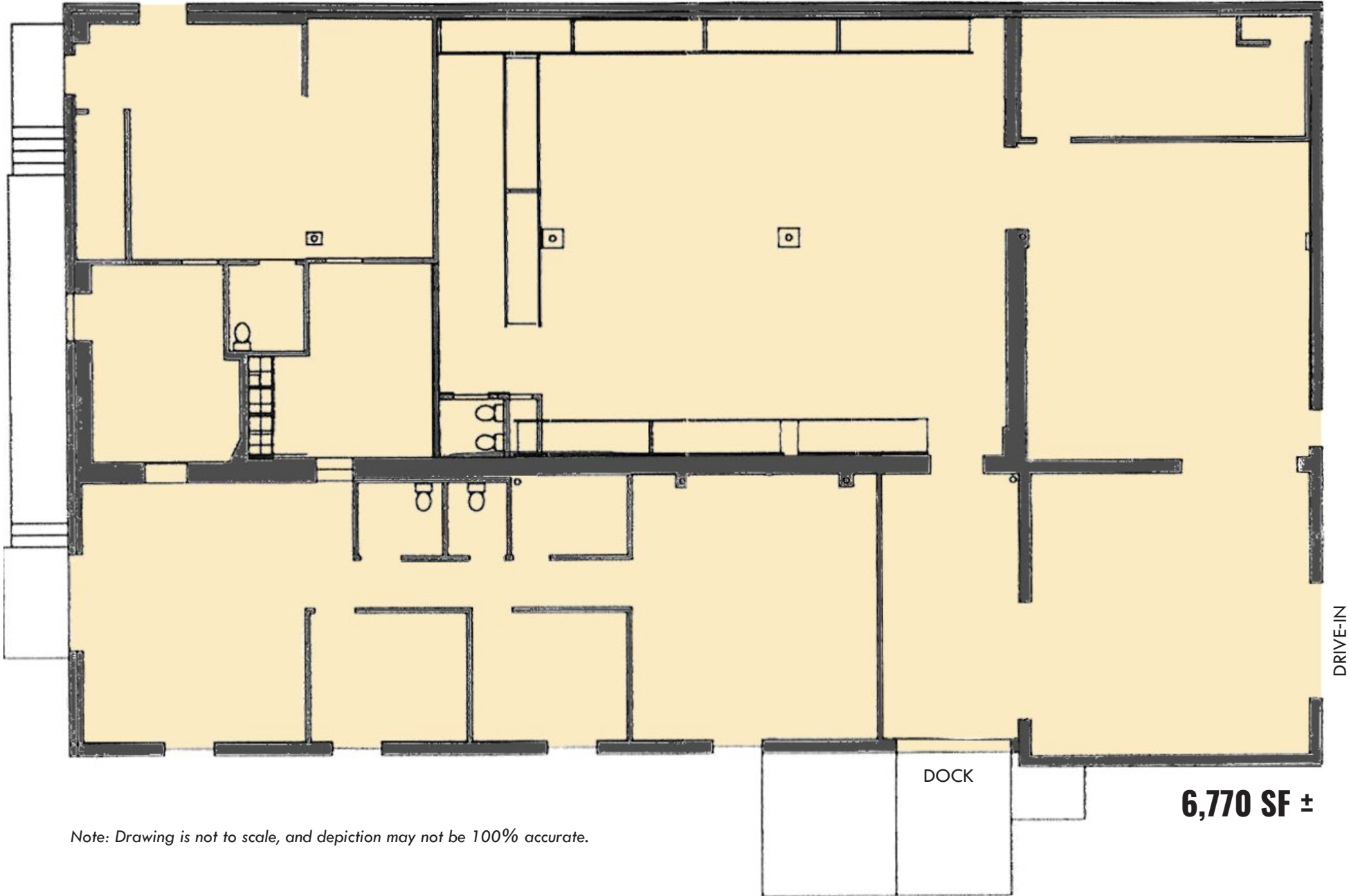


Note: Easements listed in Deed 8538/708 are applicable, but are not plottable.

SHOEMAKER ROAD
 (25' Right of Way)

Property lies in Flood Zone C

FLOOR PLAN



Note: Drawing is not to scale, and depiction may not be 100% accurate.

6,770 SF ±

LOCAL BIRDSEYE



GRASS ROOTS & GARDENS
EARTH WOOD & FIRE
craft-fired outdoor

TIAA

SIMPLY BEAUTIFUL
FLOWERS & GIFTS

MVK MILL VALLEY KITCHENS

FREEDOMCAR

BareHills Automotive

SITE

INTERSTATE
83

25



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 83
1.7 MILES
4 MIN. DRIVE

INTERSTATE 695
3.0 MILES
7 MIN. DRIVE

INTERSTATE 795
6.5 MILES
10 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THUNDERBOLT MARSHALL AIRPORT
22.4 MILES
25 MIN. DRIVE

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

BALTIMORE, MD
8.4 MILES
14 MIN.

WASHINGTON, DC
51.4 MILES
1 HR. 10 MIN.

PHILADELPHIA, PA
107.0 MILES
1 HR. 50 MIN.

RICHMOND, VA
165.0 MILES
2 HRS. 45 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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