
OFFERED FOR SALE

10755/10741 YORK ROAD
COCKEYSVILLE MD 21030

A Strategically Located Corporate Headquarters



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About A. J. Properties, Inc. is a privately held, full-service real estate development, leasing, consulting and management firm founded in 1983 by President Jay Winer. The company prides itself on getting the job accomplished by being creative and flexible to personally serve clients' needs and interests.

Services include sales, leasing and tenant representation; development and property management; financing; marketing; as well as consulting for office, retail, industrial, warehouse and adaptive reuse of properties.

For further information on A. J. Properties, visit www.ajprop.net or contact us at 410-551-9116.

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PROPERTY SUMMARY

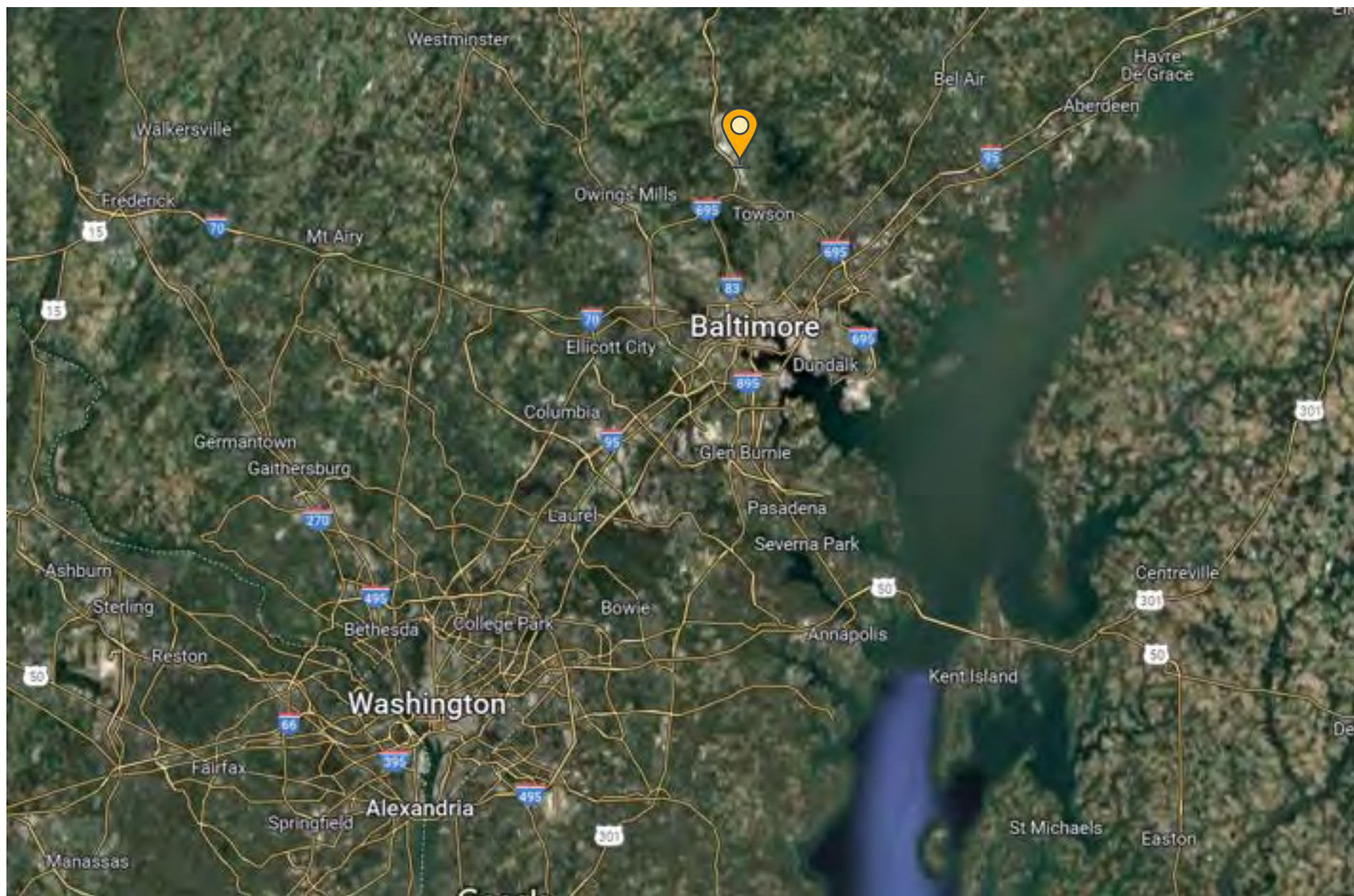
This 3.56-acre property has been owner occupied by Advance Business Systems since 1989, creating terrific market presence. With exposure on York Road this property is located in the Cockeysville/Hunt Valley market along the I-83 corridor. This highly desirable market boasts high occupancy rates with few commercial property sale transactions. The 53000sf+ building is currently utilized as 90% office with 10% warehouse. However, the "South Building" built in 1976 and renovated in 2002, could be modified as all warehouse/showroom with an approximately 24000sf footprint. The "North Building", built in 2002, consists of a two-level parking garage for 65 spaces and two additional levels of office above. The two buildings are connected by a common atrium lobby area with a beautiful reception area. The North Building has two sets of multi-stall restrooms, one on each floor, as well as one private suite single stall. The South Building has one multi-stall restroom on the first floor with one each of a men's and women's single stall on the mezzanine.

As an investment property for mixed use or redeveloped, or as an owner occupant, there are few opportunities like this to serve the market and points beyond. With close proximity to bus transit and light rail, securing employees increases. One mile from I-83 places you central to serve the I-83 to I-81 corridor through central PA. There is public water, gas, and electricity. There is also a monument sign on York Road along with an additional .35 acres of 10741 York Road frontage.

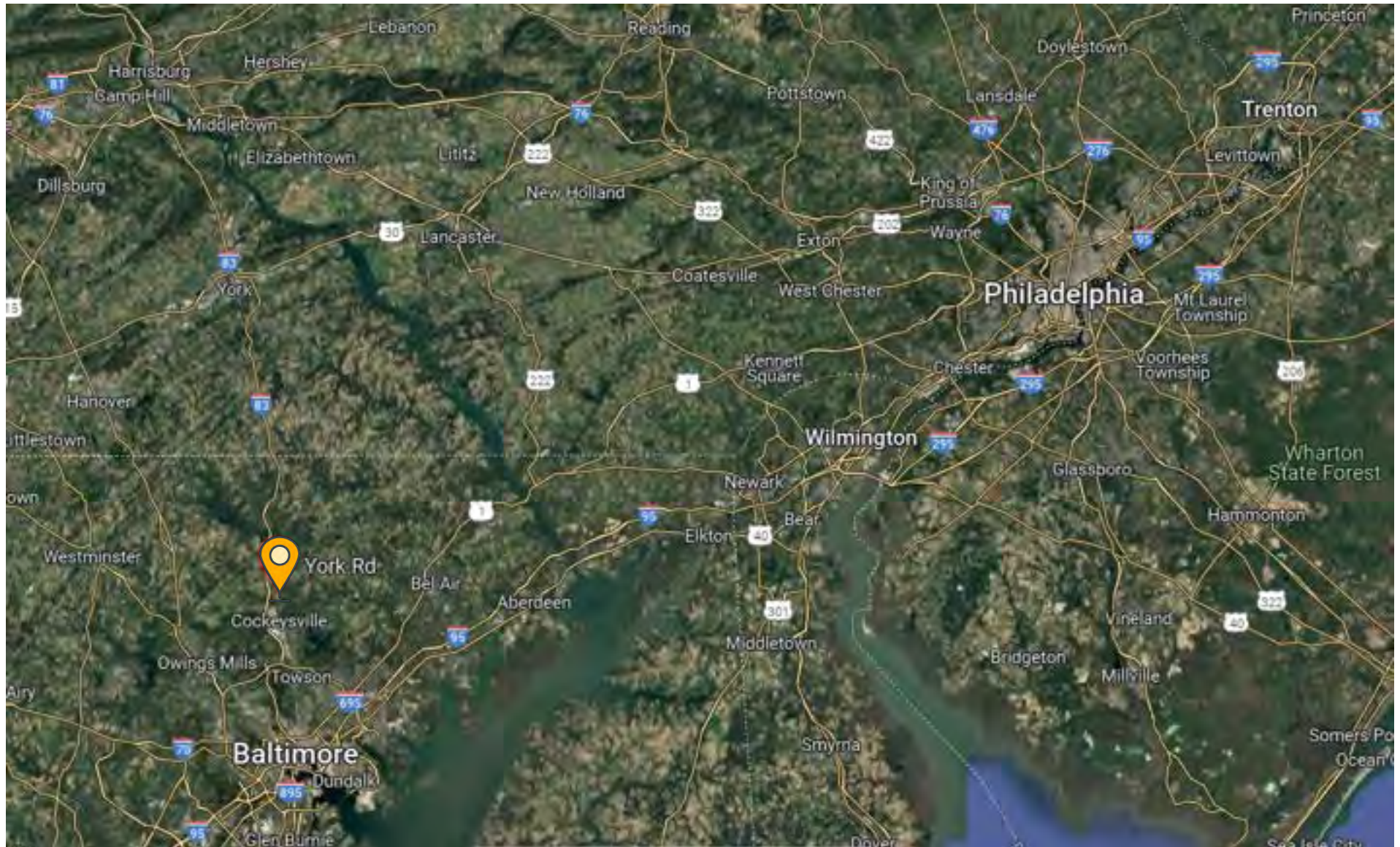


Location	10755 and 10741 York Road Cockeysville, Maryland 21030 Baltimore County
Acreage	3.496 and .351 acres
Square Feet	53,473 gross 4,876 sf of warehouse with expansion to 24,000 sf possible
Parking	142 spaces with 65 in parking garage
Zoning	BM, Business Major: retail restaurant, bank, office, medical, church, auto, service garage, hotel
Area	Minutes from I-83, the Hunt Valley Towne Centre, Sparks and the Light Rail
Year Built	South Building: 1976, renovated 2002 North Building: 2002
Taxes & Utilities	Annual Real Property Taxes \$64,106 Average Monthly Utilities \$ 7,717

BALTIMORE TO WASHINGTON

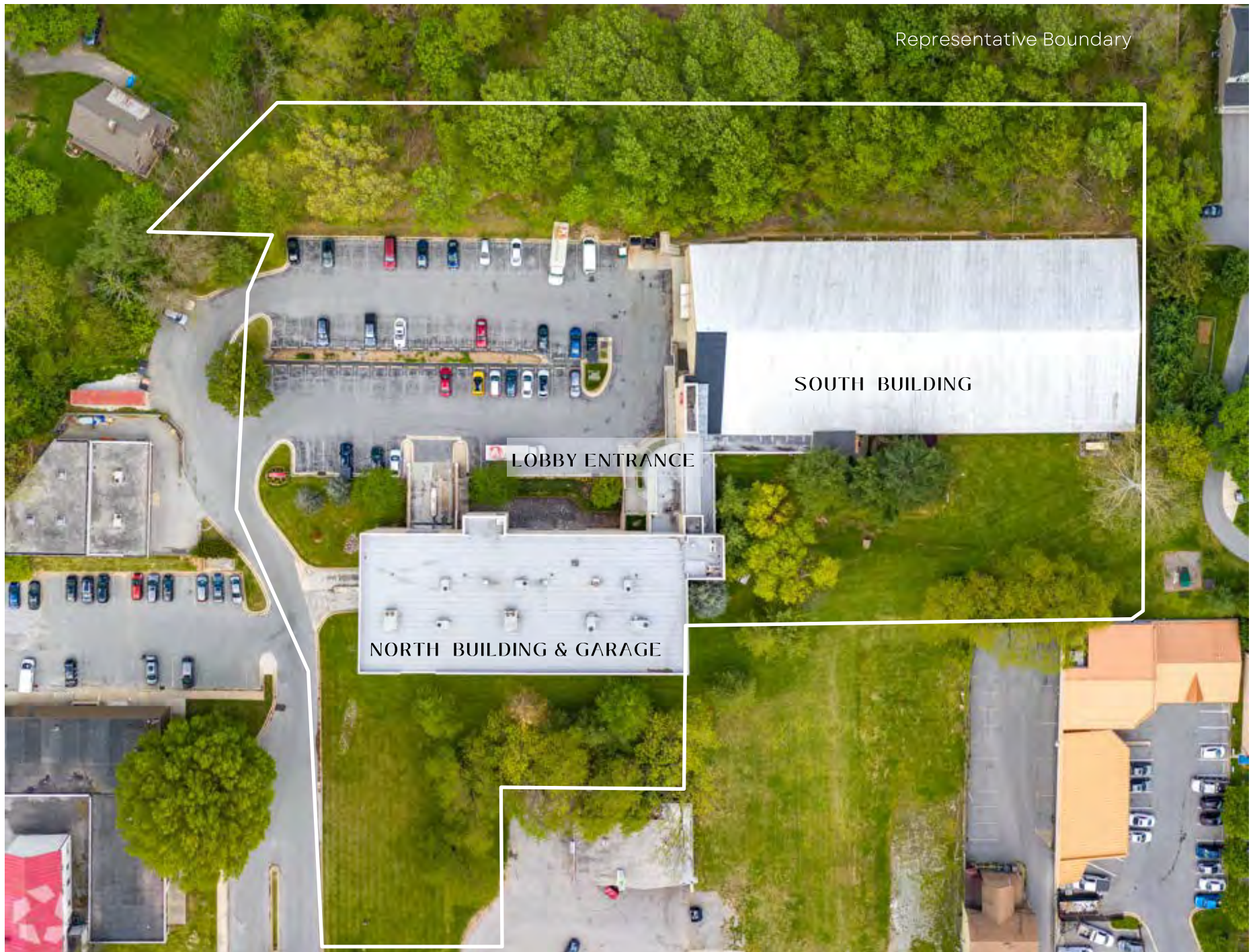


BALTIMORE TO PHILADELPHIA



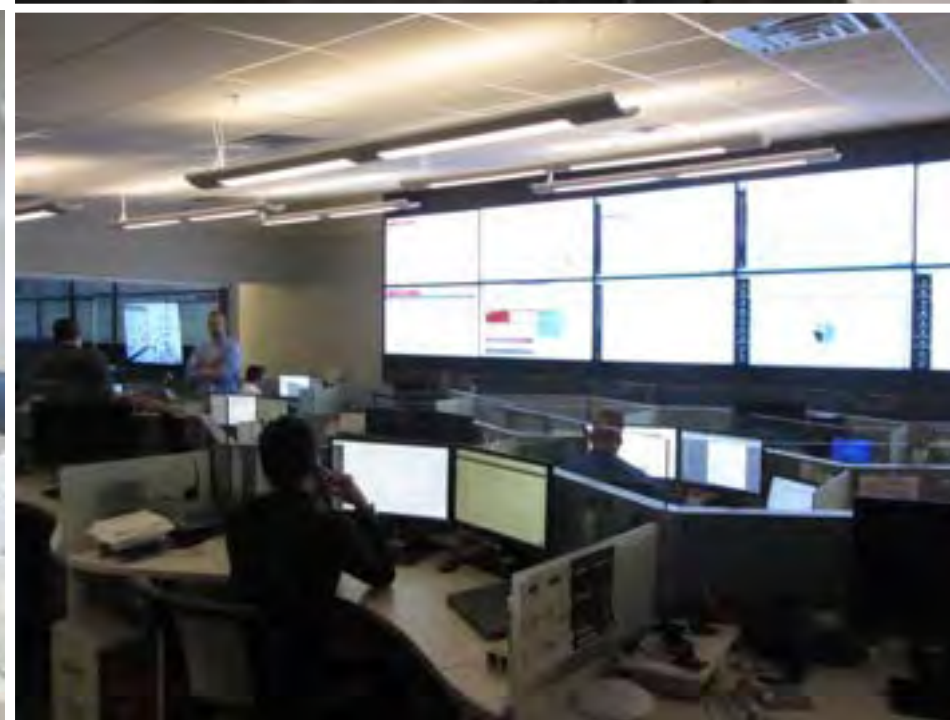
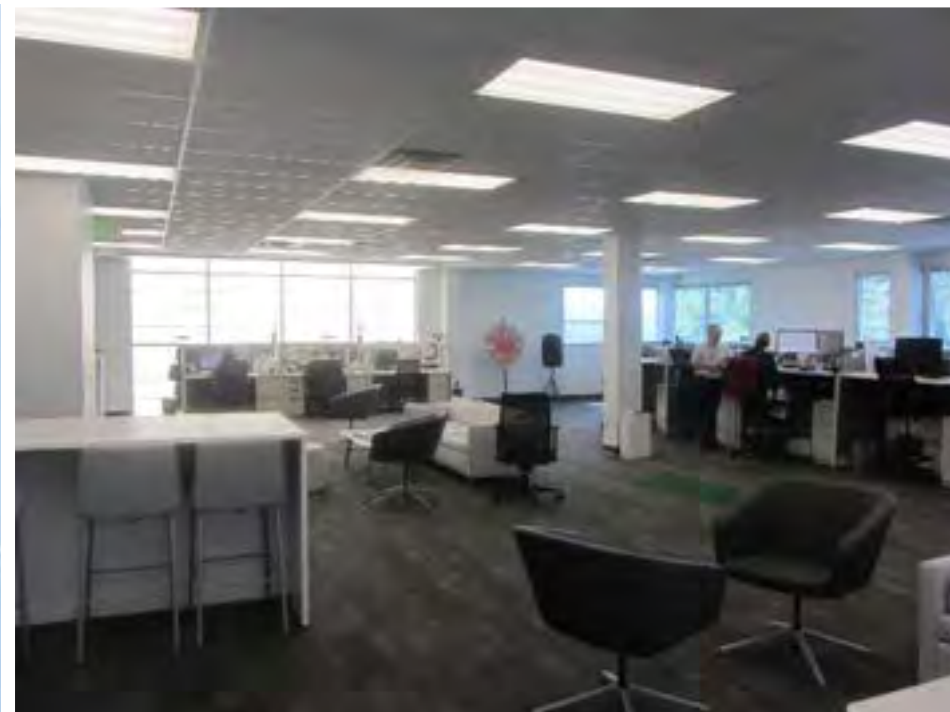


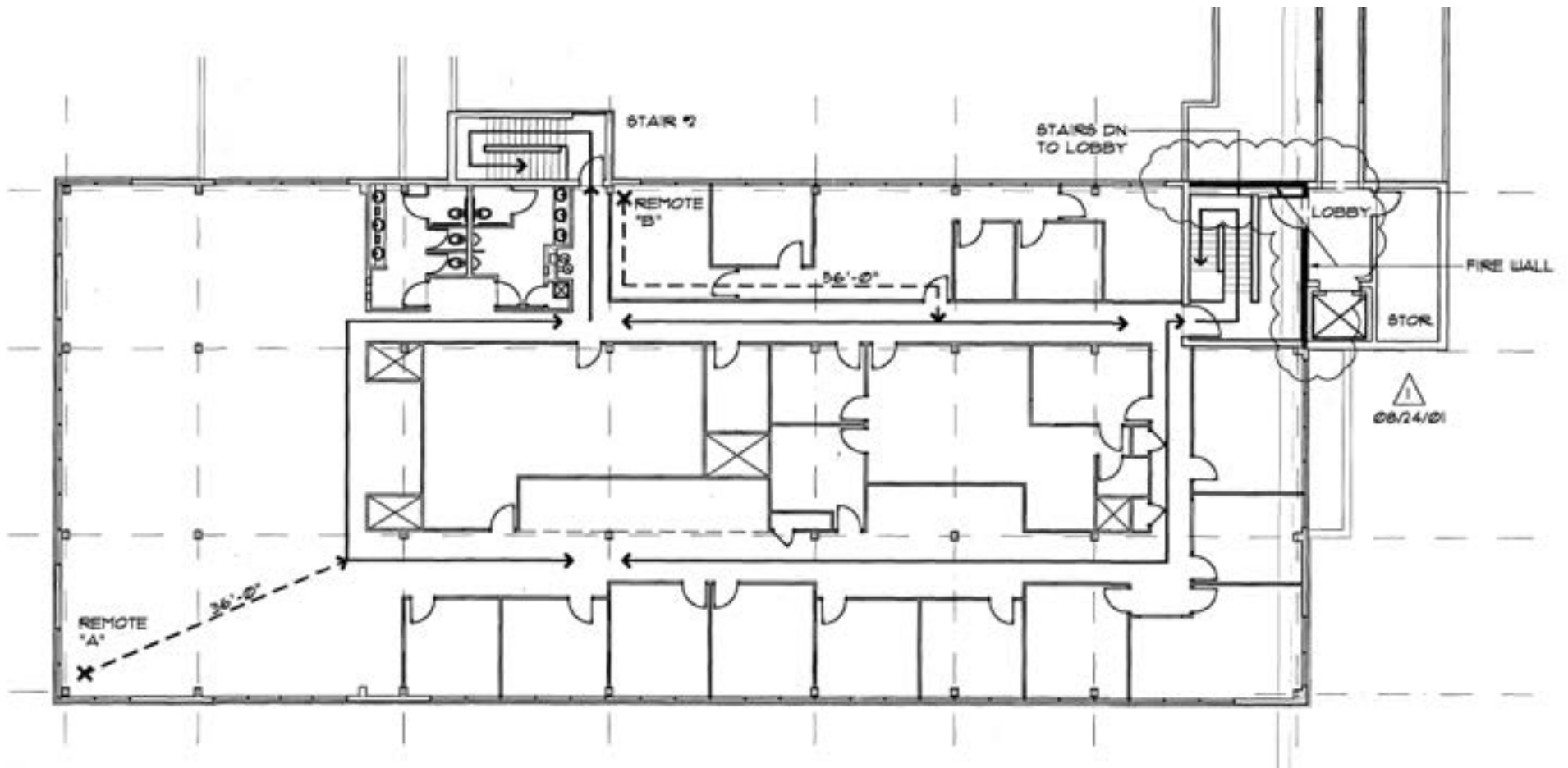




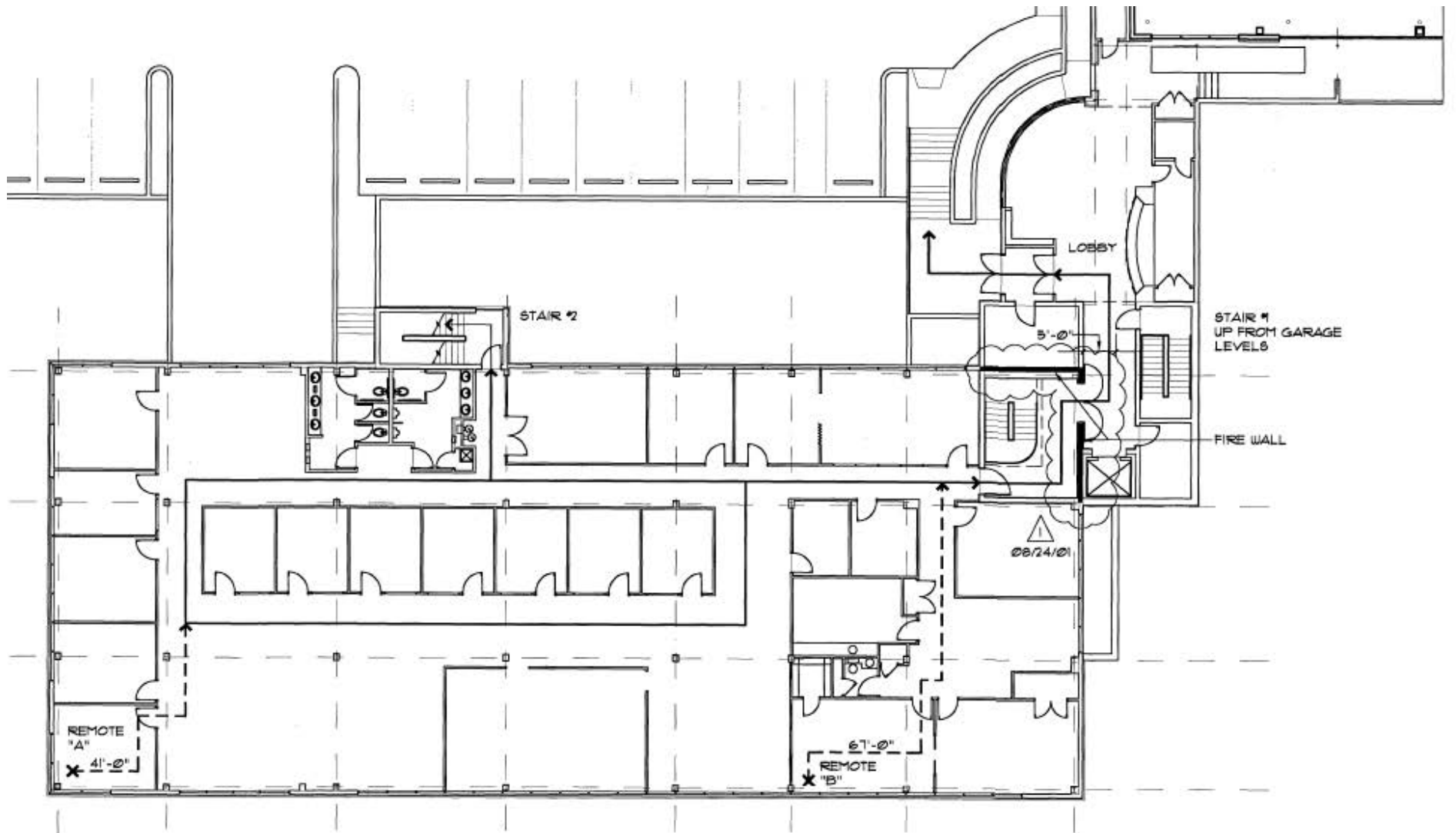
SQUARE FOOTAGE BREAKDOWN

BUILDING LEVEL	GROSS SQUARE FEET
NORTH BUILDING / UPPER LEVEL	12,029
NORTH BUILDING / LOWER LEVEL	12,882
SOUTH BUILDING / MEZZANINE	4,000
SOUTH BUILDING / LOWER LEVEL	24,562
TOTAL	53,473

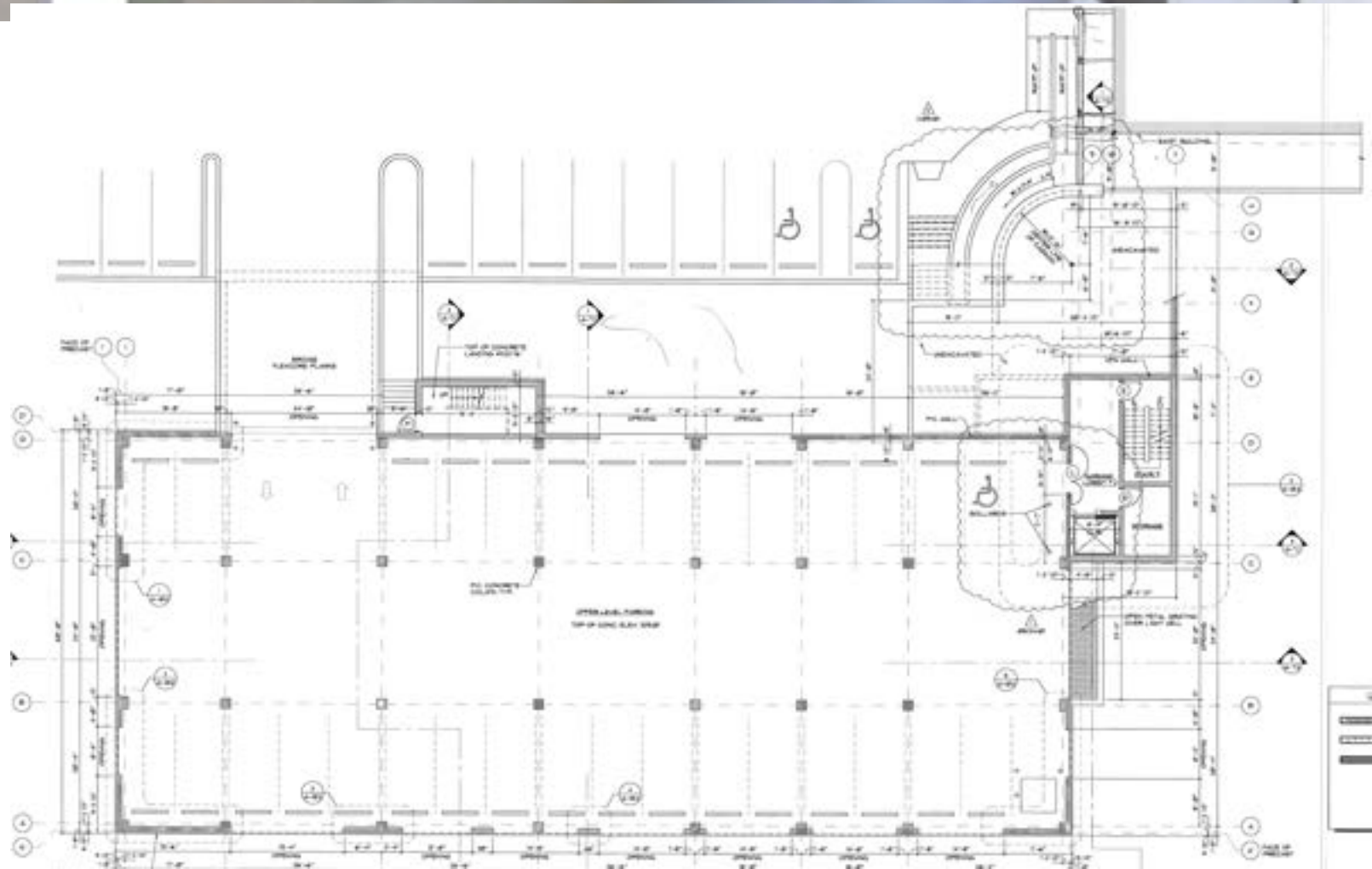




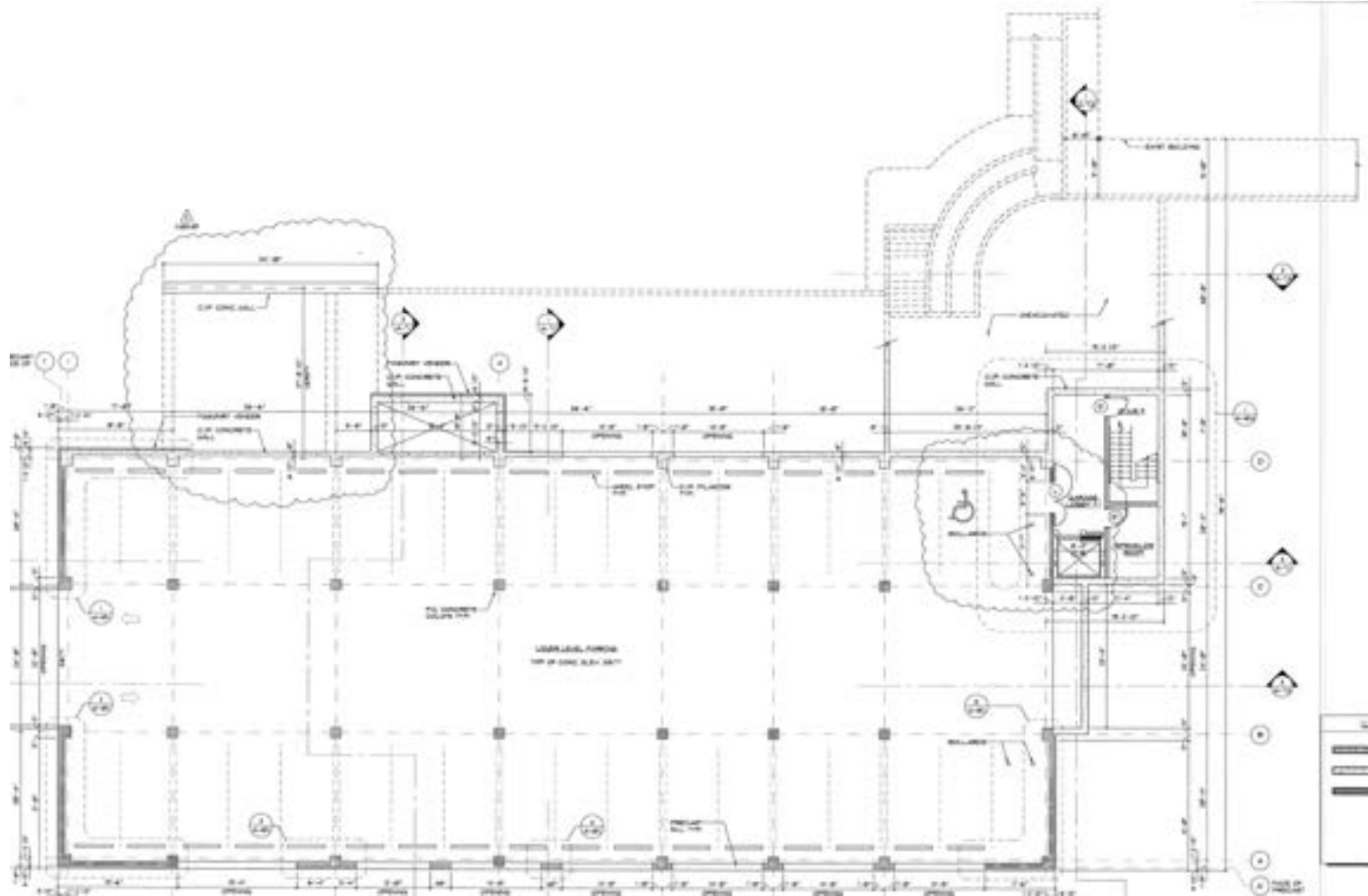
NORTH BUILDING / UPPER LEVEL



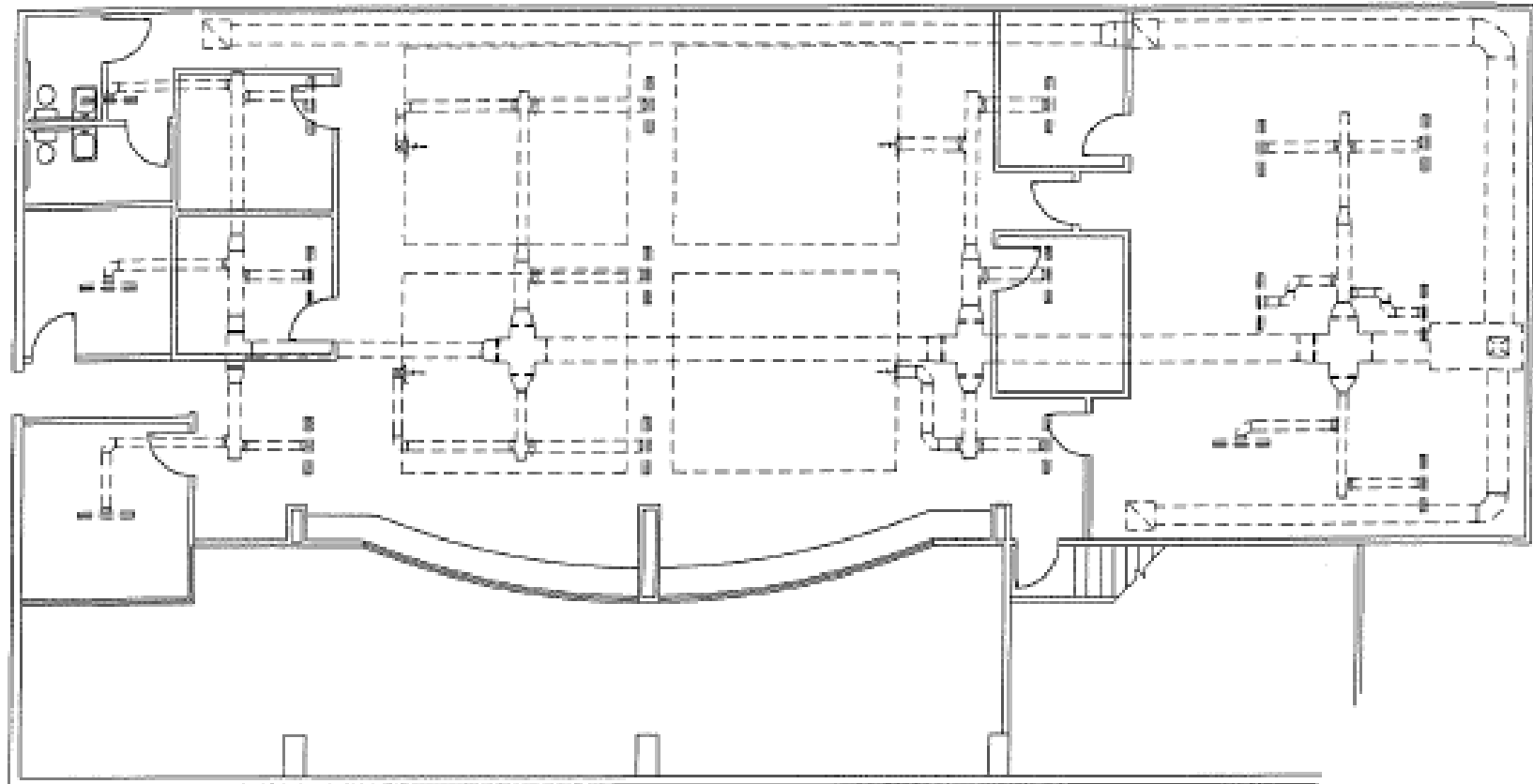
NORTH BUILDING / LOWER LEVEL



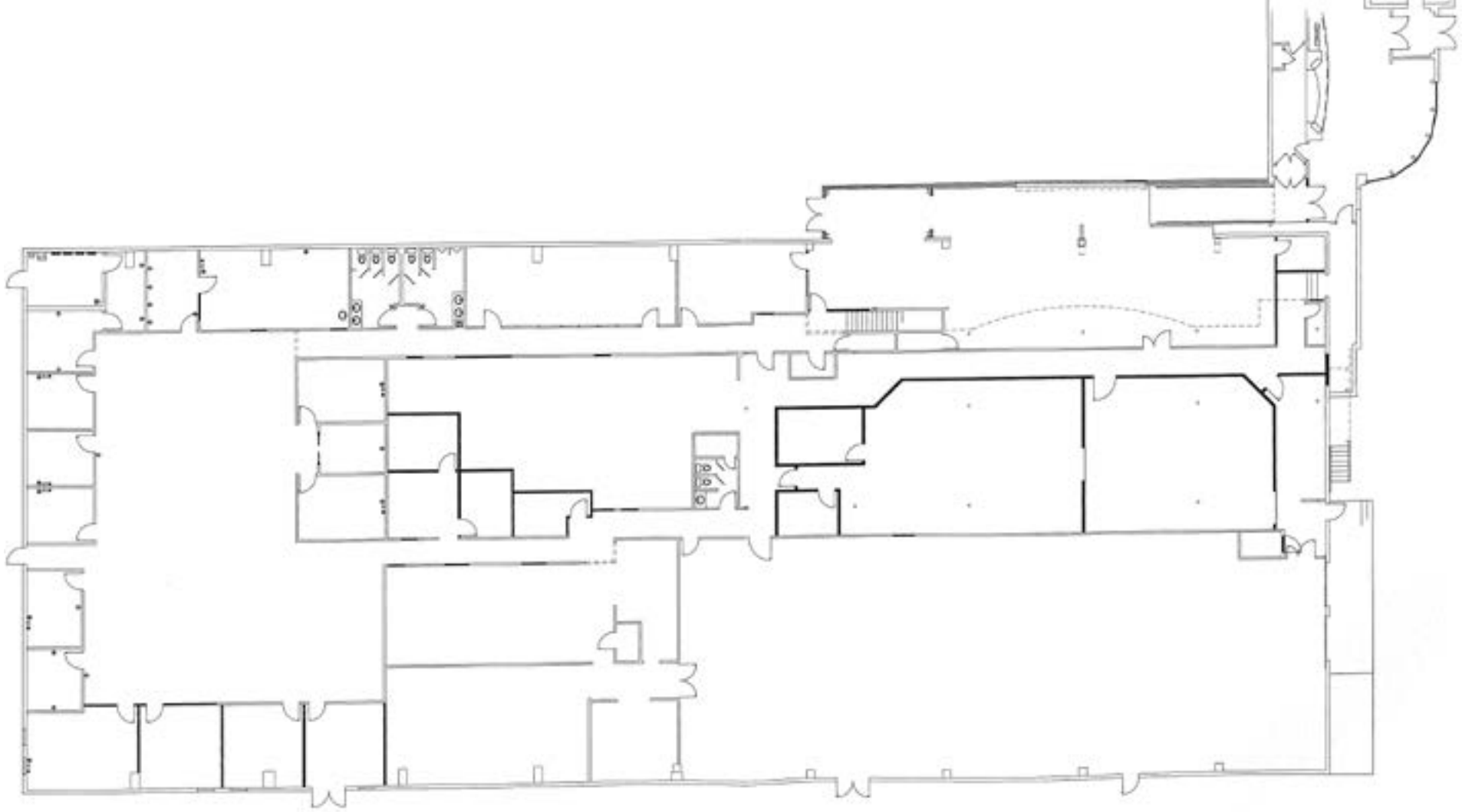
NORTH BUILDING / PARKING GARAGE-UPPER LEVEL



NORTH BUILDING / PARKING GARAGE—LOWER LEVEL



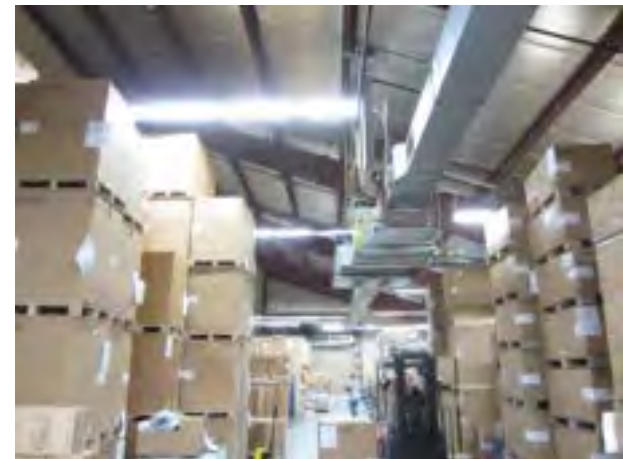
SOUTH BUILDING / MEZZANINE LEVEL



SOUTH BUILDING

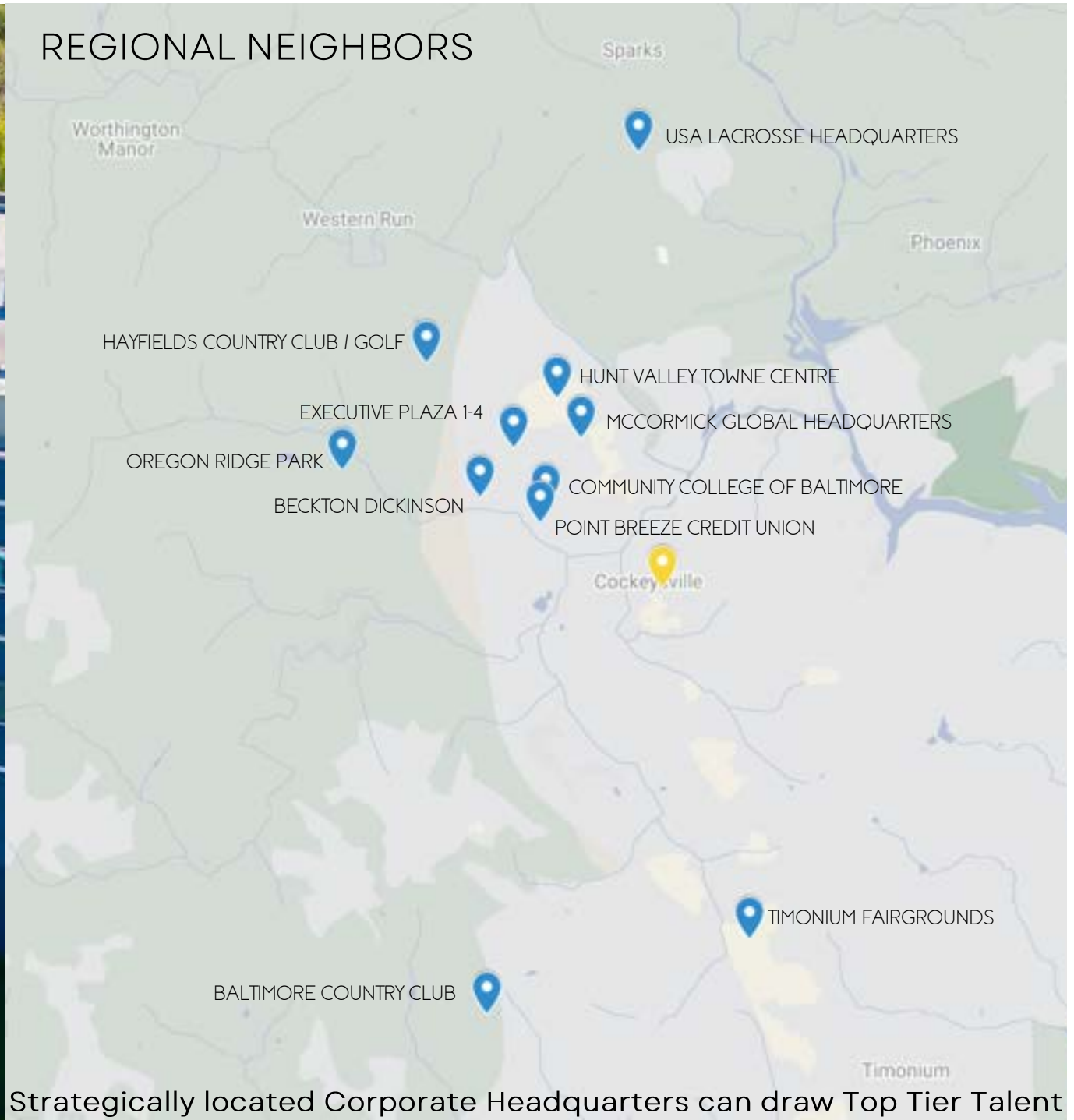
PROPERTY FACTS

Site	3.46 acres plus adjacent site of .35 acres 399 feet of York Road exposure
Annual Property Taxes	10755 York Road \$63,153 10741 York Road \$953
Current Tenant Vacating	Advance Business Systems' lease is up November 2025; vacating the premises.
Parking	Two Level Garage with 65 spaces
Total of 142 spaces	Surface Parking of 77 spaces
Ceiling Height	Varies
North Building Office	Two floorplates stacked over garage 12,029sf and 12,882sf Steel and masonry
Elevator	1 four level elevator
Restrooms	3 sets of multi-stall restrooms 2 single restrooms 1 private suite single restroom
Kitchenette	1
South Building Office/Warehouse	24,562sf rectangular floorplate Additional 4,000sf mezzanine Steel and sheetrock 4,500sf used as warehouse Potential to convert to all warehouse Two short dock roll up doors 53' tractor trailer accessibility
Power	1200 amps; 3-Phase 240V
Internet Service	Comcast broadband: 70/30 Comcast dedicated Ethernet (fiber): 50/50 Verizon FIOS 1000/1000 Verizon dedicated Ethernet: 100/100





REGIONAL NEIGHBORS

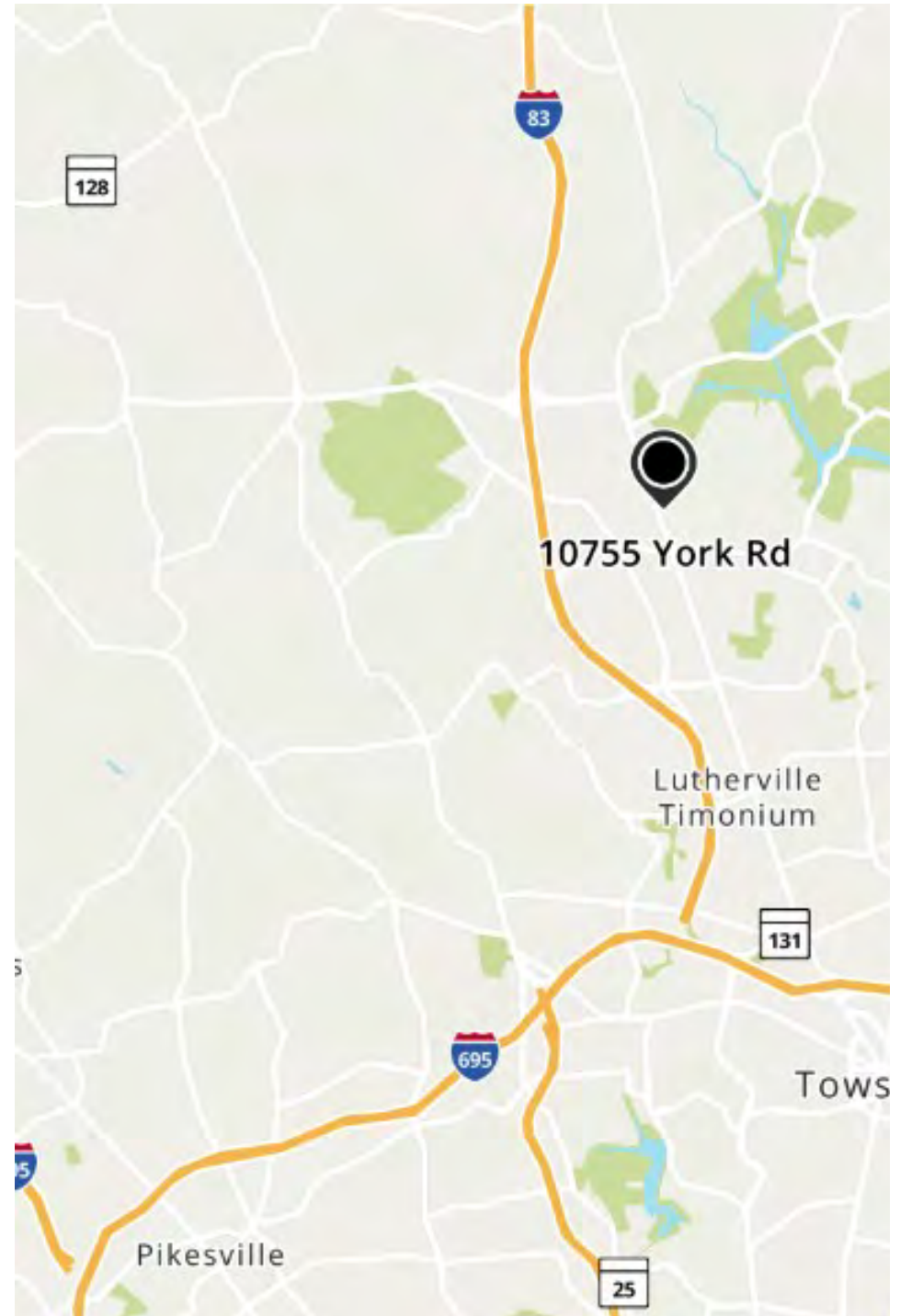


Strategically located Corporate Headquarters can draw Top Tier Talent

MARKET DATA 5 MILES

POPULATION	80,113
AVERAGE AGE	43
BACHELOR'S DEGREE	32.22%
HOUSEHOLDS BY HH INCOME	\$200,000+ - 24.40%
AVERAGE HOUSEHOLD INCOME	\$141,641
TOTAL NUMBER OF BUSINESSES	8,101
DAYTIME EMPLOYMENT NUMBER	75,089

AS OF 9/24/24



CONFIDENTIALITY AGREEMENT

THIS AGREEMENT is made as of the date identified on the signature page hereto by _____ for the benefit of, 10755 York Road, LLC and Leisure Hill I Properties I LLC (the 'Company').

RECITALS:

WHEREAS, the Company desires to disclose to _____ desires to receive from the Company, certain information that is of a confidential or proprietary nature regarding the property 10755 and 10741 York Road, Cockeysville, MD 21030(the 'Property');

WHEREAS, the protection of such confidential information is of critical importance and unique value to the Company and its business; and

WHEREAS, the Company is willing to disclose such confidential information to _____ only in accordance with the terms of this Agreement.

AGREEMENTS:

NOW, THEREFORE, in consideration of these premises and the disclosure to _____ by the Company of certain information, the parties covenant and agree as follows:

Confidential Information. The 'Confidential Information' referred to in and protected by this Agreement shall mean any and all confidential or proprietary documents, written materials, data and other information relating to the Property disclosed by the Company, or any officer, director, employee or agent of the Company to _____.

Exclusions from Confidential Information. Notwithstanding the foregoing, Confidential Information shall not include information that: (a) is or becomes generally known or available to the public other than as a result of a disclosure by _____ in violation of this Agreement; (b) was known to _____ prior to its disclosure by the Company; (c) becomes available to _____ a non-confidential basis from a third party not bound by a confidentiality agreement or other obligation of secrecy with respect to such information; or (d) is required to be disclosed by law, regulation or court order.

No Unauthorized Use or Disclosure. _____ covenants and agrees that it will not, at any time, directly or indirectly, divulge or disclose, or authorize or permit any other person or entity to divulge or disclose, any of the Confidential Information to any person or entity; provided, however, that the Confidential Information may be disclosed to those employees, accountants, consultants, attorneys, and agents of _____ and its affiliates who have a need to know such information in connection with evaluating a potential investment in the Property with non-disclosure responsibility pledged by any and all. At the Company's request, _____ shall return to the Company or destroy all Confidential Information, provided, however, that _____ may retain any proprietary analyses, summaries or works derived from or which incorporate Confidential Information, which shall remain subject to this Agreement.

Remedies. _____ acknowledges that an irreparable injury may result to the Company and its business in the event of a breach of any of the covenants _____ contained in this Agreement _____ also acknowledges and agrees that the damages or injuries which the Company may sustain as a result of any such breach are difficult to ascertain and money damages alone may not be an adequate remedy to the Company _____ therefore agrees that if a controversy arises concerning the obligations of _____ under this Agreement, such obligations shall be enforceable in a court of equity by a decree of specific performance and the Company shall also be entitled to any injunctive relief necessary to prevent or restrain any violation of the provisions of this Agreement.

Governing Law. This Agreement shall be governed by the laws of the State of Maryland.

Miscellaneous. No contract or agreement with respect to the Property shall be deemed to exist between _____ and the Company unless and until they have executed a definitive written agreement relating thereto. Unless such definitive agreement has been executed, _____ shall not be under any legal obligation to proceed with a potential investment in the Property, and either party may terminate the discussions or negotiations with respect to the Property at any time. The failure of either party to insist, in any one or more instances, upon performance of any of the terms or conditions of this Agreement shall not be construed as a waiver or a relinquishment of any other right granted hereunder or of the future performance of any such term, covenant or condition. In the event that any provision of this Agreement shall be held to be invalid or unenforceable for any reason whatsoever, it is agreed such invalidity or unenforceability shall not affect any other provision of this Agreement and the remaining covenants, restrictions and provisions hereof shall remain in full force and effect and any court of competent jurisdiction may so modify the objectionable provision as to make it valid, reasonable and enforceable. This Agreement shall inure to the benefit of, and shall be enforceable by, the Company and its successors and assigns. This Agreement shall be binding upon, and shall be enforceable against, _____ and its successors and assigns. This Agreement constitutes the entire agreement and understanding between the parties hereto in reference to the matters herein agreed upon, and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties in connection with the subject matter hereof. This Agreement may only be amended or modified by an agreement in writing signed by all of the parties hereto. Signatures exchanged via facsimile or electronic mail shall have the same force and effect as original signatures.

IN WITNESS WHEREOF, this Confidentiality Agreement has been executed as of the date shown below.

By: _____

Print Name: _____

Title: _____

Date: _____