



FLEX BUILDING

8363 TOWN CENTER COURT | NOTTINGHAM, MARYLAND 21236

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 15,772 SF ± freestanding flex building
- High-end office finishes/ample glass line
- Dock and drive-in loading
- Situated within White Marsh Business Park
- Easy access to I-95 and White Marsh Blvd/Rt. 43
- Close proximity to numerous amenities
- Great opportunity for flex, industrial and/or office user

BUILDING SIZE:	15,772 SF ±
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LOT SIZE:	1.36 ACRES ±
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CLEAR HEIGHT:	12'-14' ±
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DOCKS:	2
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DRIVE-INS:	1
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ZONING:	ML (MANUFACTURING, LIGHT)
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RENTAL RATE:	NEGOTIABLE
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GOOGLE STREET VIEW



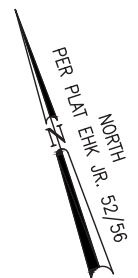
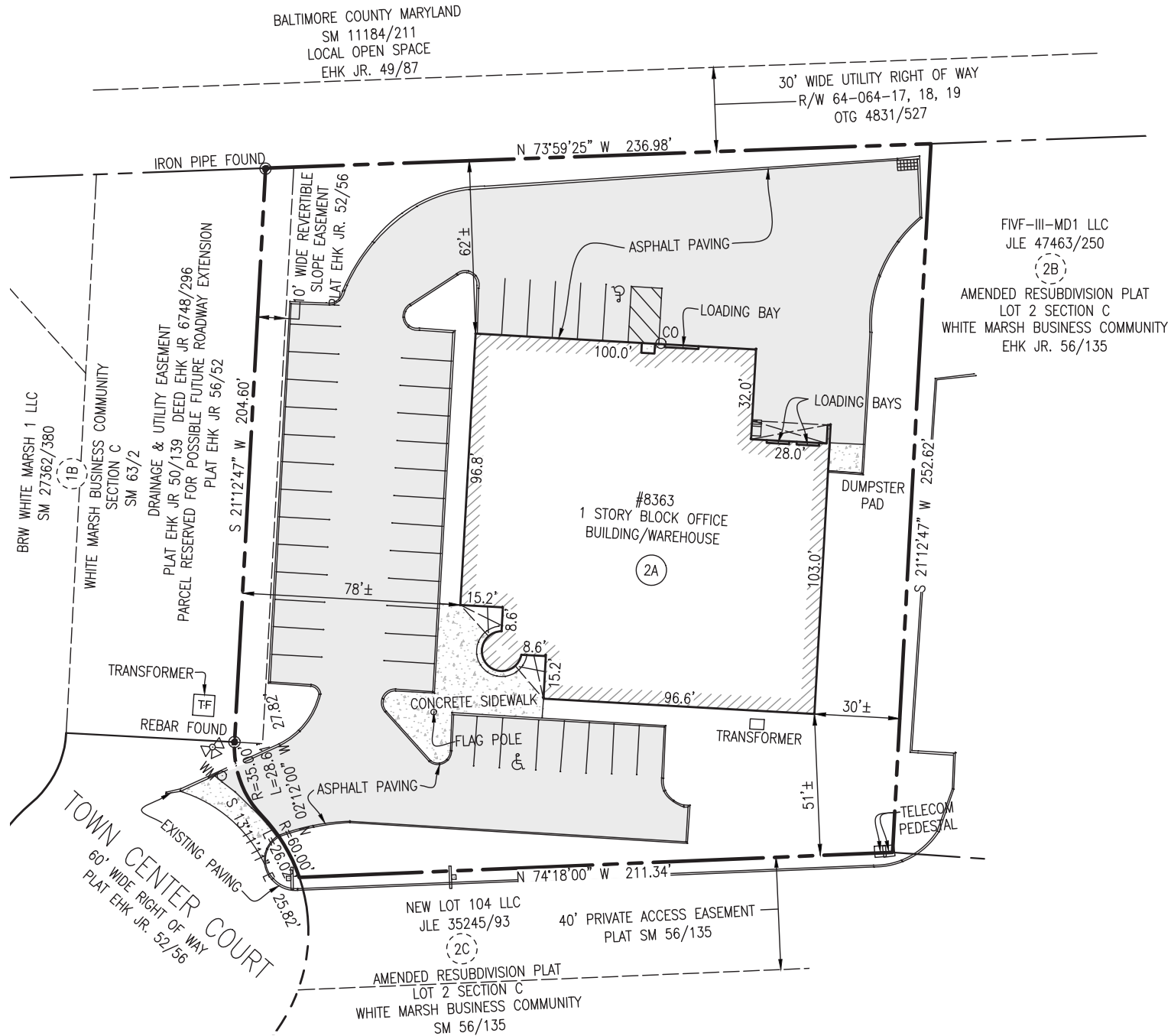
AERIAL



TOWN CENTER CT



SITE PLAN



LOCAL BIRDSEYE



SITE

Patient First
JOHNS HOPKINS
MEDICINE

Residence INN

JOHNS HOPKINS
MEDICINE

JES
Foundation Repair

MODERN
REMODELING

Artist Music
Store

first team

INTERSTATE
95

amazon

BEST
BUY

Hilton
Garden Inn

TOWN CENTER CT

CAMPBELL BLVD

PNC



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
1.3 MILES
3 MIN. DRIVE

ROUTE 40
2.6 MILES
6 MIN. DRIVE

INTERSTATE 695
4.2 MILES
7 MIN. DRIVE

PORT OF BALTIMORE
13.3 MILES
16 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
25.7 MILES
30 MIN. DRIVE

BALTIMORE, MD
17.4 MILES
23 MIN.

WASHINGTON, DC
51.3 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA
90.8 MILES
1 HR. 25 MIN.

RICHMOND, VA
165.0 MILES
2 HRS. 50 MIN.



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