



# INDUSTRIAL PROPERTY

134 COCKEYSVILLE ROAD | COCKEYSVILLE, MARYLAND 21030

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Rarely available 7,979 SF  $\pm$  (between 3 buildings) industrial-zoned property on 0.68 acres  $\pm$  in Cockeysville
- Multiple oversized drive-in doors
- Ability to add freight elevator (Building 3)
- Overall property is in excellent condition
- Public utilities
- Close proximity to I-83, lending well to a wide variety of commercial and industrial uses



BUILDING 1:	1,971 SF $\pm$ (2-STORY OFFICE BUILDING)
BUILDING 2:	1,600 SF $\pm$ (SHOP/WAREHOUSE)
	CLEAR HEIGHT: 11'-14' $\pm$
	LOADING: 4 DRIVE-INS
BUILDING 3:	4,408 SF $\pm$ (2 STORIES)
	CLEAR HEIGHT: 16' $\pm$ (BOTTOM FLOOR)
	LOADING: 4 DRIVE-INS
LOT SIZE:	0.678 ACRES $\pm$
ZONING:	ML IM
SALE PRICE:	NEGOTIABLE

# AERIAL

 DRIVE-IN



COCKEYSVILLE RD



# LOCAL BIRDSEYE 1

HUNT VALLEY TOWNE CENTRE

SITE

YORK RD

WILLIAMSON LN

COCKEYSVILLE RD

STENERSON LN



# LOCAL BIRDSEYE 2



NOXELL CORP

ExtraSpace  
Storage

SINCLAIR

BW Papersystems

BEAVER DAM RD

SELECT  
EVENT GROUP

UNIVERSAL  
FOAM PRODUCTS

DRD  
Pool Management

ARIOSA  
& COMPANY

A&A Global Industries

STENERON LN

SITE

COCKEYSVILLE RD

WILLIAMSON LN



# TRADE AREA

## DRIVING DISTANCE TO:

**45** 0.1 MILES  
1 MIN. DRIVE

**83** 2.1 MILES  
3 MIN. DRIVE

**695** 5.7 MILES  
6 MIN. DRIVE

**PORT OF BALTIMORE**  
24.3 MILES  
26 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT  
28.3 MILES  
27 MIN. DRIVE

**BALTIMORE, MD** 17.2 MILES  
18 MIN.

**WASHINGTON, DC** 57.3 MILES  
1 HR. 10 MIN.

**PHILADELPHIA, PA** 108.0 MILES  
1 HR. 40 MIN.

**RICHMOND, VA** 167.0 MILES  
3 HRS. 0 MIN.



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**ALTON CURRY**

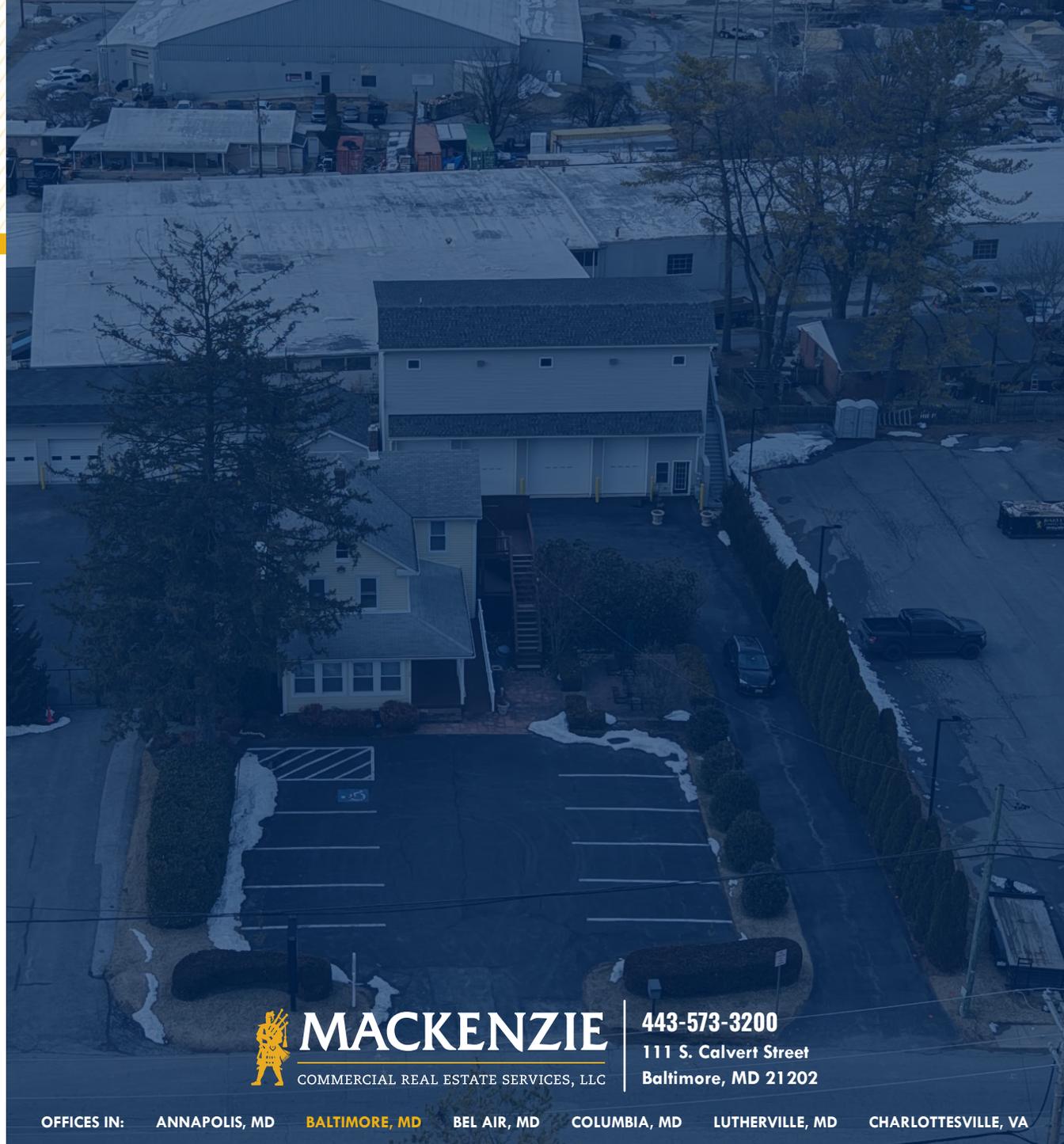
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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