



ROCKLAND GRIST MILL

2201 OLD COURT ROAD | BROOKLANDVILLE, MARYLAND 21022

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Original, unique historic features for “one-of-a-kind” character
- Ideal environment to attract and retain employees
- Fiber optic through Comcast, Verizon, and AT&T
- Immediate access to Valley Inn and Greenspring Station; 10 minutes to Penn Station
- Separately metered utilities
- Operable windows
- The Cooperage building: Skylights (2nd floor), a deck on the rear of the space off the conference room with views of the Jones falls & Slaughterhouse Creek, refinished timber wood floor (1st floor)

AVAILABLE:	MAIN BUILDING 3,200 SF ± THE COOPERAGE BUILDING 2,000 SF ±
LOT SIZE:	4.96 ACRES ±
YEAR BUILT:	1805 (RENOVATED 1978)
RENTAL RATE:	\$27.50/PSF, MG



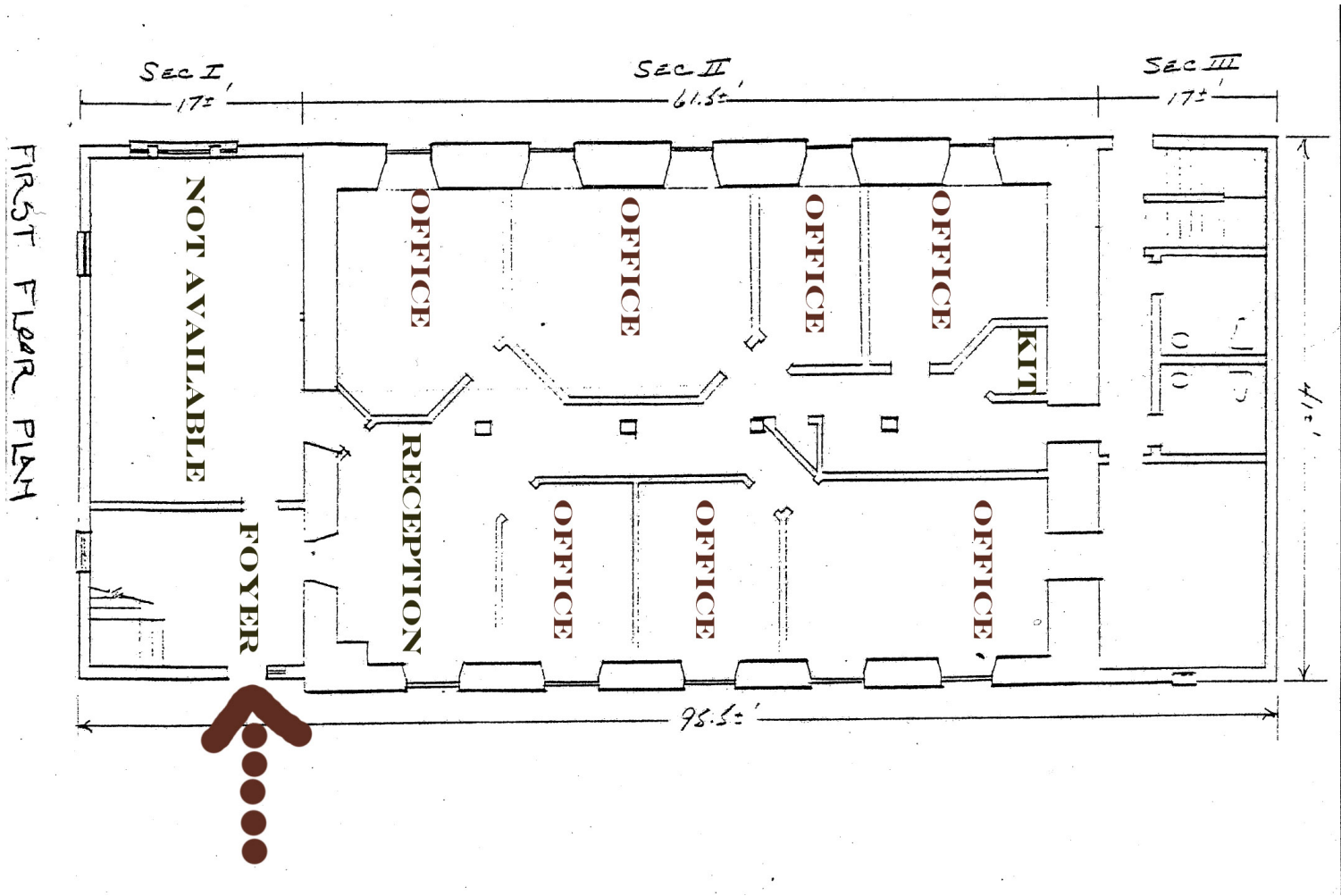
Main Building



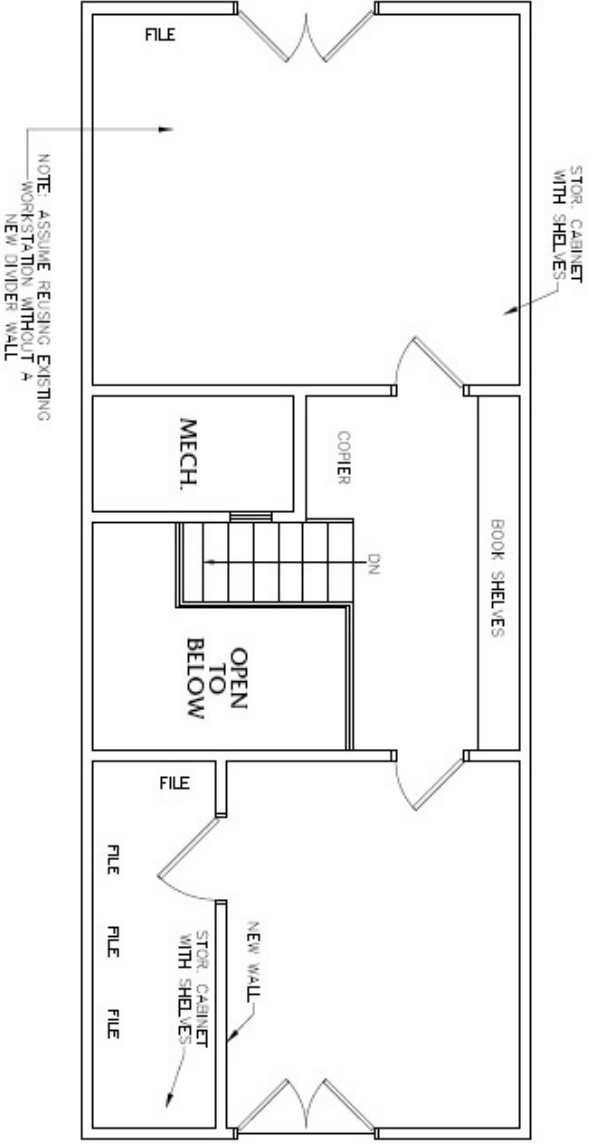
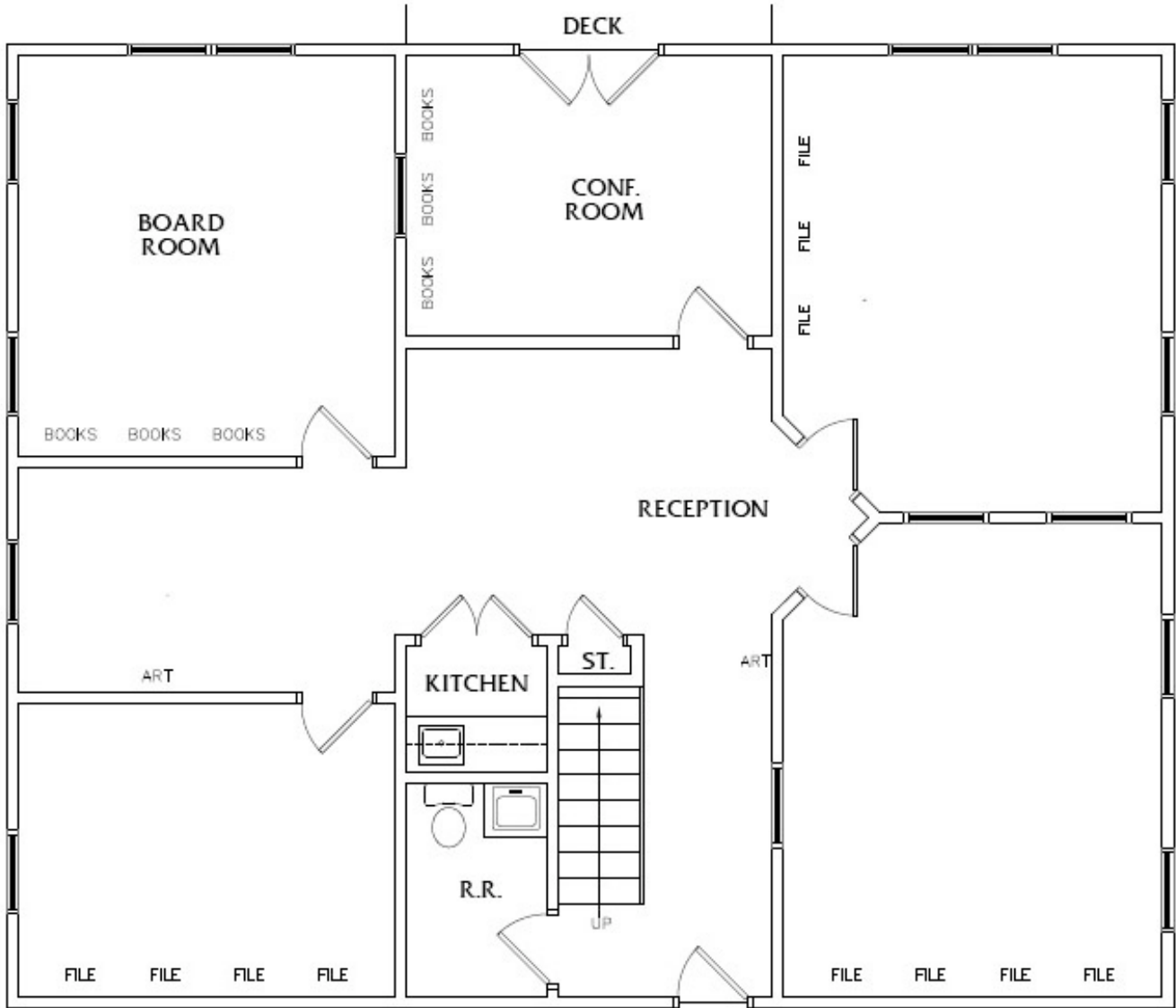
The Cooperage Building



FLOOR PLAN: MAIN BUILDING 1ST FLOOR



FLOOR PLAN: THE COOPERAGE



MAIN BUILDING



THE COOPERAGE BUILDING



ADDITIONAL PHOTOS



FIRST CLASS LOCATION

The Rockland Grist Mill is situated in Brooklandville, surrounded by the most affluent neighborhoods in Baltimore including Greenspring Valley, Ruxton and Mount Washington. Known for its luxury residences, serene country settings, specialty shops and casual and fine dining, Brooklandville provides its residents (both home and professional) the best of both worlds – a removed, quiet atmosphere with only a quick drive to the city’s downtown center.

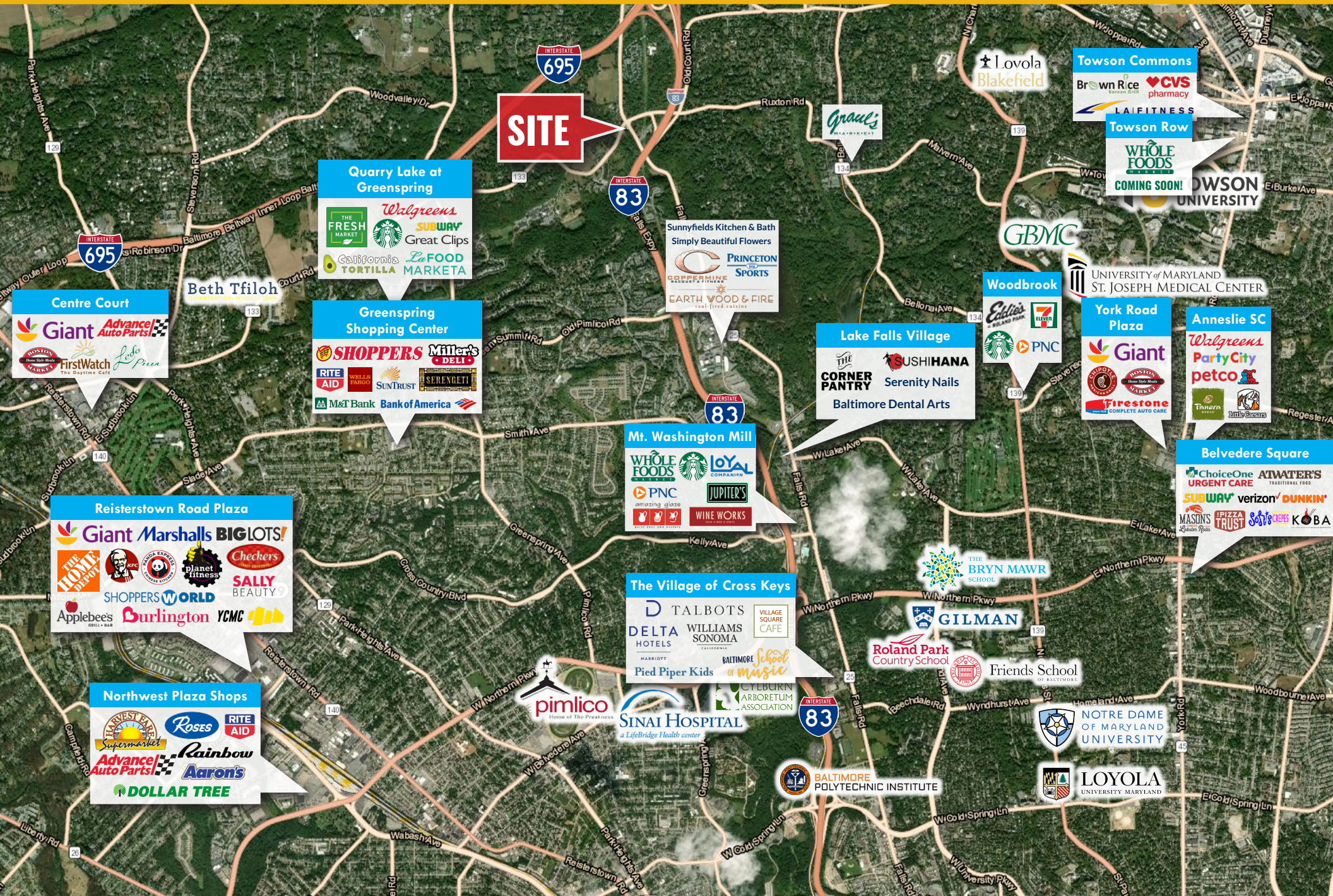
This ideal feature has made Brooklandville home to many well-known companies including Johns Hopkins, Wells Fargo, and Smith Barney. Numerous amenities serve this area including local and national retailers, dining, personal services, banking, recreation and more.

Within less than a five minute drive, visitors can shop and enjoy either Mt. Washington’s historic area to the South featuring Whole Foods, Starbucks, or the Mt. Washington Tavern, or the service offerings of Greenspring Station to the North, featuring Tark’s Grill, The Wine Merchant, Stone Mill Cafe, banking, fashion boutiques and more.

This area is also known for its exclusive private schools – St. Paul’s Schools, Park School, Boys Latin, Gilman, Roland Park Country School, Maryvale, Montessori and Stevenson University.



AERIAL



SITE

Quarry Lake at Greenspring

- Walgreens
- Starbucks
- Subway
- Great Clips
- California Tortilla
- LeFoods Market

Greenspring Shopping Center

- Shoppers World
- Miller's Deli
- Rite Aid
- Wells Fargo
- SunTrust
- Serenity
- M&T Bank
- Bank of America

Mt. Washington Mill

- Whole Foods
- Starbucks
- Loyal Companion
- PNC
- Jupiter's
- Wine Works

The Village of Cross Keys

- Talbots
- Delta Hotels
- Williams Sonoma
- Village Square Cafe
- Pied Piper Kids
- Baltimore School of Music
- Cyburkin Arboretum Association

Northwest Plaza Shops

- Harvest Park Supermarket
- Roses
- Rite Aid
- Advance Auto Parts
- Rainbow
- Aaron's
- Dollar Tree

Centre Court

- Giant
- Advance Auto Parts
- First Watch
- Lebo's Pizzeria

Reisterstown Road Plaza

- Giant
- Marshall's
- Big Lots
- McDonald's
- Planet Fitness
- Checkers
- Sally Beauty
- Shoppers World
- Burlington
- YCMC
- Applebee's

Lake Falls Village

- The Corner Pantry
- SushiHana
- Serenity Nails
- Baltimore Dental Arts

Woodbrook

- Eddie's
- 7-Eleven
- Starbucks
- PNC

York Road Plaza

- Giant
- Firestone

Anneslie SC

- Walgreens
- Party City
- Petco
- Panera
- Little Caesars

Belvedere Square

- ChoiceOne Urgent Care
- ATMATER'S
- Subway
- Verizon
- Dunkin'
- Mason's
- Pizza Trust
- Sally's
- Koba

Towson Commons

- Brown Rice
- CVS Pharmacy
- LA Fitness

Towson Row

- Whole Foods

Lovola Blakefield

GBMC

UNIVERSITY OF MARYLAND ST. JOSEPH MEDICAL CENTER

THE CORNER PANTRY

SUSHIHANA

Serenity Nails

Baltimore Dental Arts

THE BRYN MAWR SCHOOL

GILMAN

Roland Park Country School

Friends School

NOTRE DAME OF MARYLAND UNIVERSITY

LOYOLA UNIVERSITY MARYLAND

BALTIMORE POLYTECHNIC INSTITUTE

SINAI HOSPITAL

pimlico

Cravell's

Sunnyfields Kitchen & Bath

- Simply Beautiful Flowers
- Princeton Sports
- Earth Wood & Fire

Beth Tfiloh

Liberty Rd

Woodbourne Ave

FOR MORE INFO CONTACT:



JOE BRADLEY

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4892

JBRADLEY@mackenziecommercial.com



HENSON FORD

VICE PRESIDENT

410.494.6657

HFORD@mackenziecommercial.com

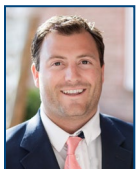


MATT MUELLER

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.6658

MMUELLER@mackenziecommercial.com



DYLAN BOZEL

SENIOR REAL ESTATE ADVISOR

410.494.4896

DBOZEL@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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