



FOR **LEASE**

# 11,000 SF INDUSTRIAL BUILDING *WITH UP TO AN ACRE OF YARD*

800 RACE ROAD | ESSEX, MARYLAND 21221



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 9,650 SF of newly constructed warehouse space with 20' clear
- Two (2) 16' x 14' doors with drive through capability
- One (1) 12' x 12' drive-in door
- 1,350 SF service bay with one (1) 12' x 14' drive-in door
- Two bathrooms
- Mezzanine office can be added
- Direct access to Route 40 and I-695

AVAILABLE:

BUILDING C: 11,000 SF ±  
1,350 SF ± SERVICE BAY CAN  
BE LEASED TOGETHER OR  
SEPARATELY

LOT SIZE:

UP TO 1 ACRE ± OF OUTSIDE  
STORAGE

DRIVE-INS:

TWO (2) 16' X 14' DOORS WITH  
DRIVE THROUGH CAPABILITY  
ONE (1) 12' X 12' DOOR  
ONE (1) 12' X 14' DOOR

ZONING:

MH IM

RENTAL RATE:

WITHHELD



GOOGLE STREET VIEW





# OUTSIDE STORAGE SCENARIOS



\*Approximate depiction  
of size & configuration



# TRADE AREA

## DRIVING DISTANCE TO:

 0.7 MILES  
2 MIN. DRIVE

 1.2 MILES  
4 MIN. DRIVE

 2.5 MILES  
5 MIN. DRIVE

 11.3 MILES  
14 MIN. DRIVE  
(SEAGIRT  
MARINE TERMINAL)

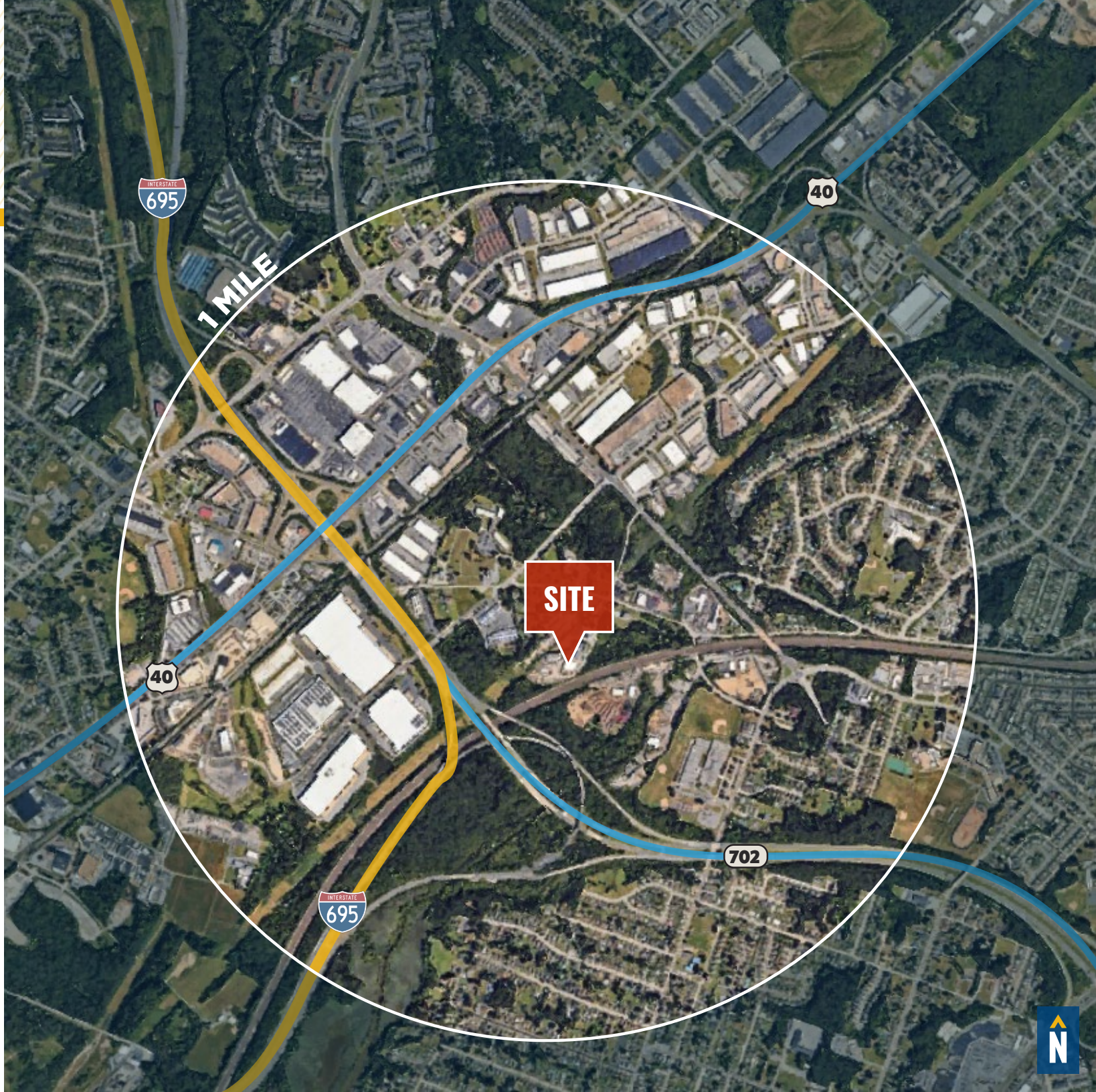
 20.7 MILES  
24 MIN. DRIVE

**BALTIMORE, MD** 8.6 MILES  
20 MIN.

**WASHINGTON, DC** 49.6 MILES  
55 MIN.

**PHILADELPHIA, PA** 94.9 MILES  
1 HR. 30 MIN.

**RICHMOND, VA** 164.0 MILES  
2 HRS. 30 MIN.





# FOR MORE INFO **CONTACT:**



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