



FOR LEASE

# 11,000 SF INDUSTRIAL BUILDING

WITH UP TO AN  
ACRE OF YARD

800 RACE ROAD | ESSEX, MARYLAND 21221



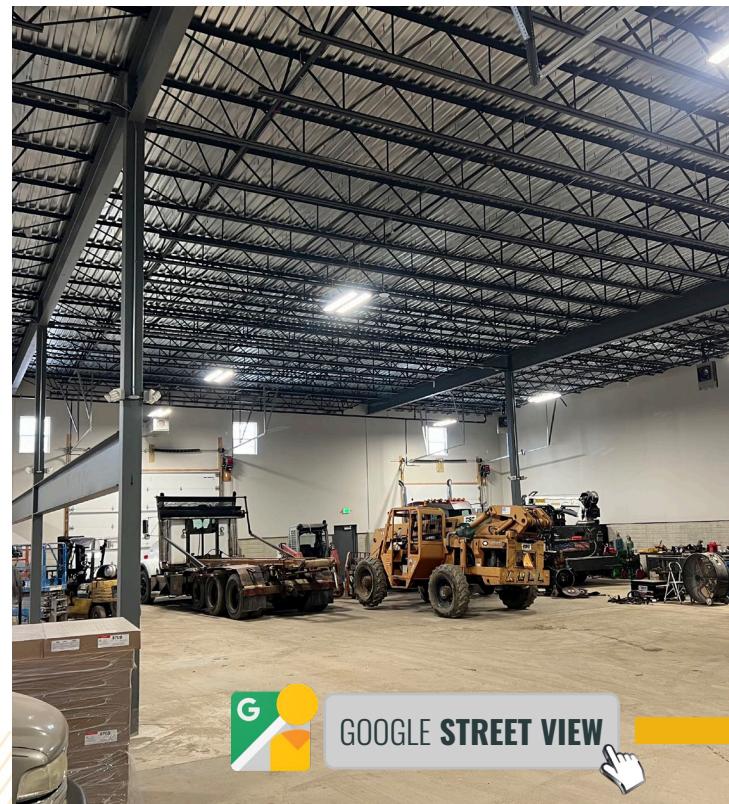
**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

# 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

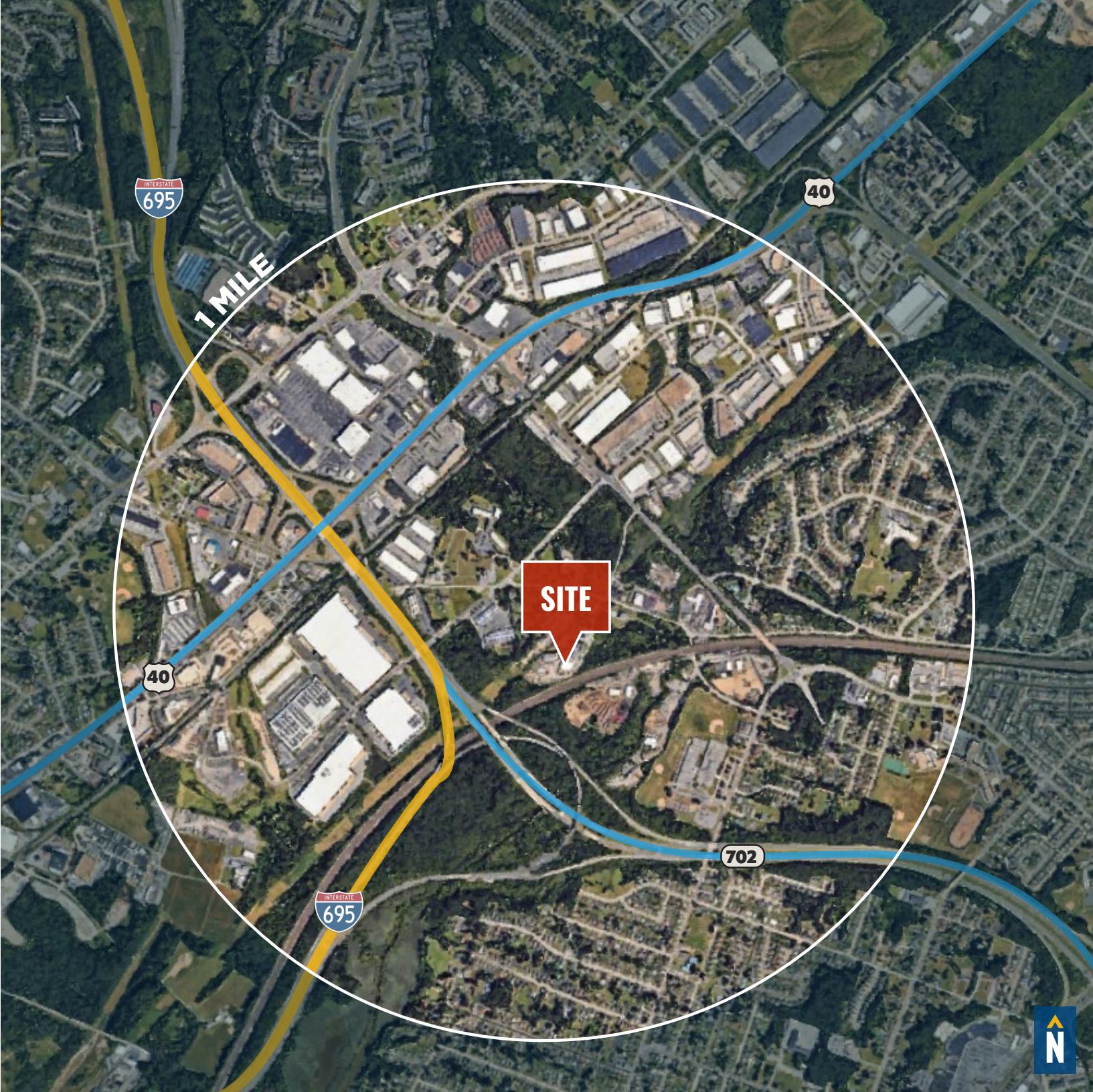
49.6 MILES  
55 MIN.

PHILADELPHIA, PA

94.9 MILES  
1 HR. 30 MIN.

RICHMOND, VA

164.0 MILES  
2 HRS. 30 MIN.



# FOR MORE INFO CONTACT:



**GRAHAM SEVY**

REAL ESTATE ADVISOR

**410.830.1399**

[GSEVY@mackenziecommercial.com](mailto:GSEVY@mackenziecommercial.com)



**KETCH SECOR**

SENIOR VICE PRESIDENT

**410.409.0990**

[KSECOR@mackenziecommercial.com](mailto:KSECOR@mackenziecommercial.com)



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**  
111 S. Calvert Street  
Baltimore, MD 21202

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

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.