



# FLEX/WAREHOUSE SPACE

2001-2003 GREENSPRING DRIVE | TIMONIUM, MARYLAND 21093

FOR  
**SALE/  
LEASE**

6,182 SF ± **TOTAL AVAILABLE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

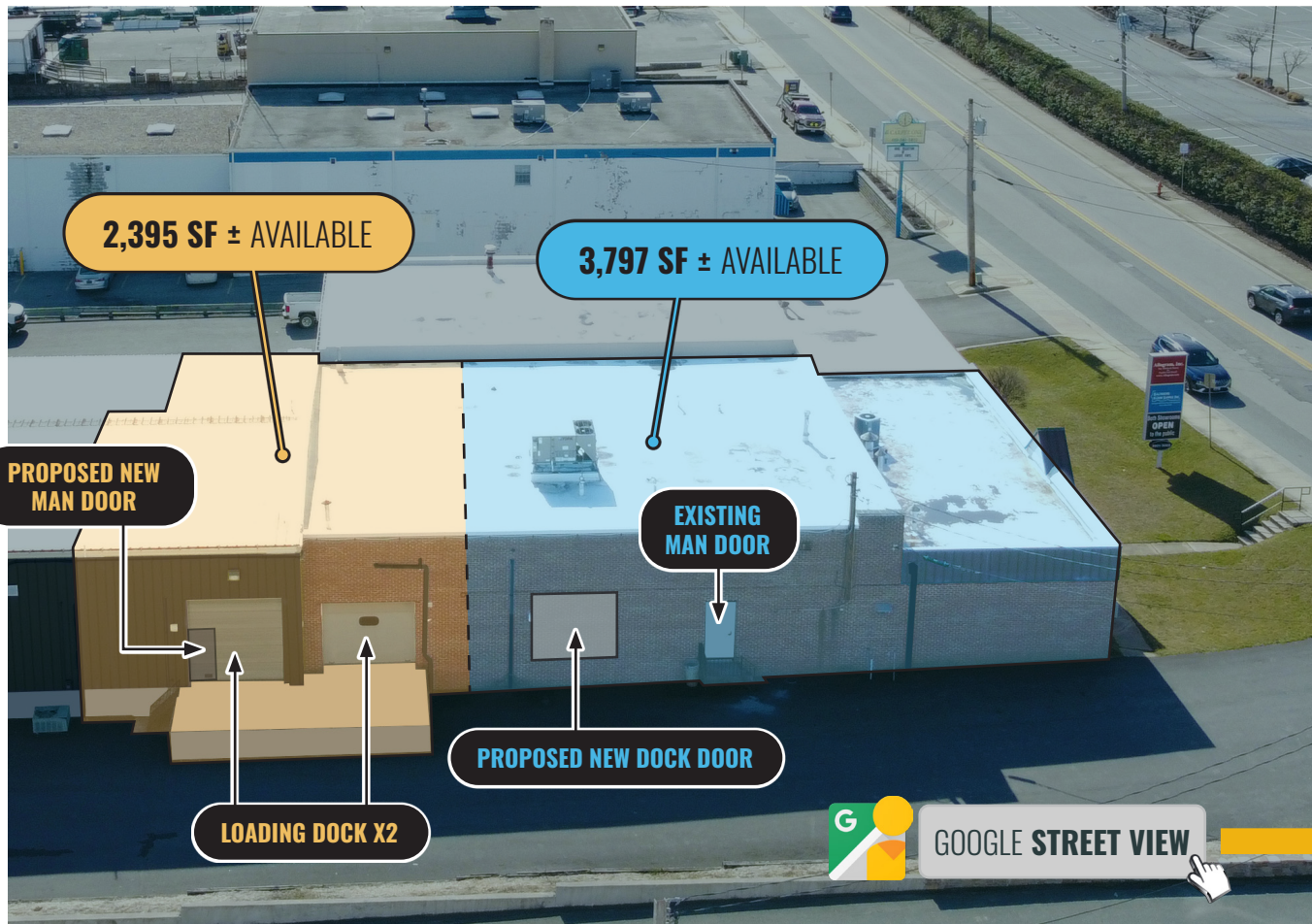


# PROPERTY OVERVIEW

## HIGHLIGHTS:

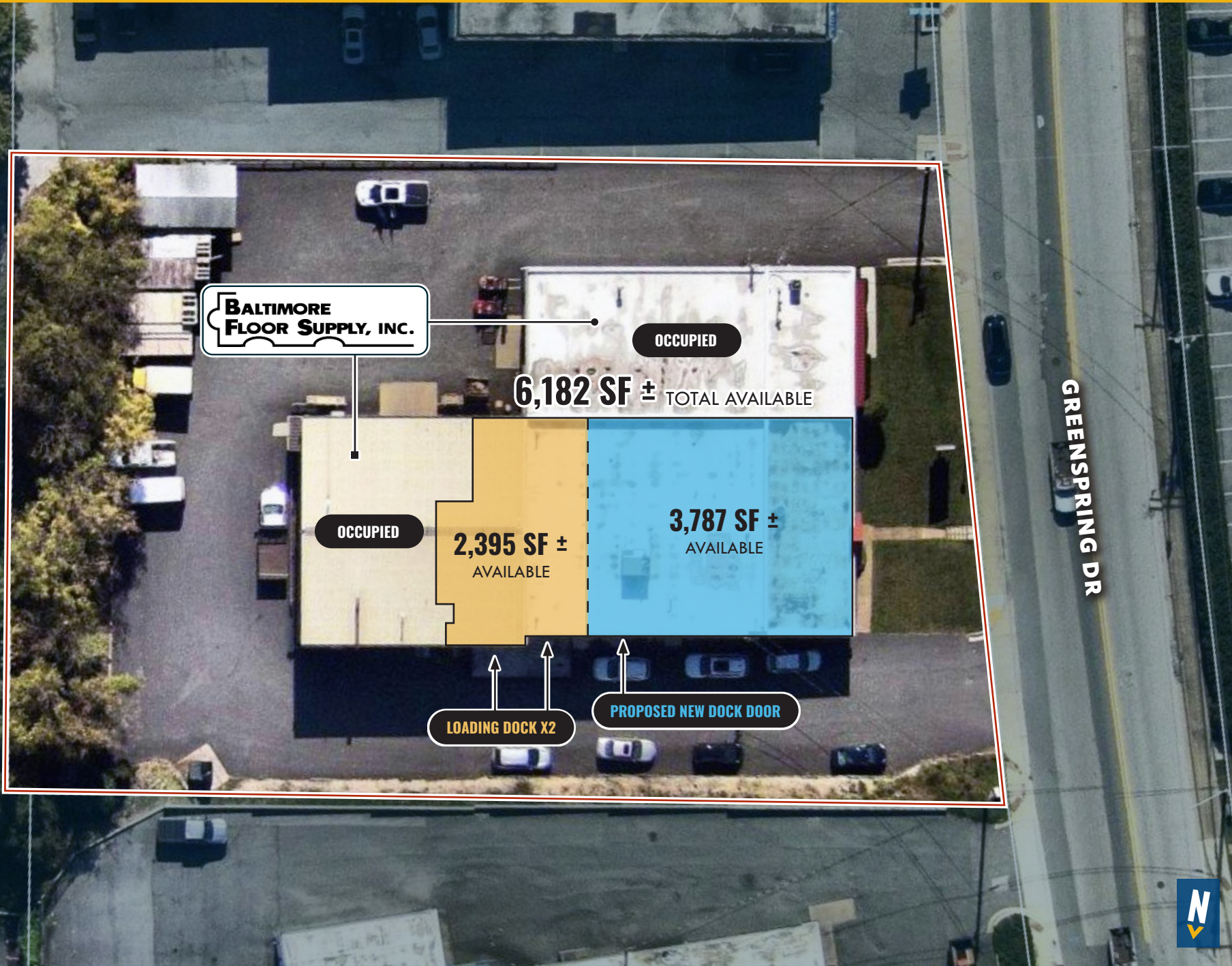
- 6,182 SF  $\pm$  flex/warehouse space available  
(Can be demised to 2,395 SF  $\pm$  / 3,787 SF  $\pm$ )
- Newly renovated warehouse & showroom (2024)
- Pylon and facade signage available
- Visibility on Greenspring Drive with mix of retail, office, flex and warehouse users
- Partially conditioned warehouse space  
(ability to become fully conditioned)
- Just off of York Road corridor and its many amenities
- Excellent access to I-83, I-695

AVAILABLE:	2,395-6,182 SF $\pm$
LOT SIZE:	1.0 ACRE $\pm$
CLEAR HEIGHT	16' $\pm$ (WAREHOUSE)
LOADING:	2 DOCK DOORS (POTENTIAL TO ADD 1 MORE)
ZONING:	ML 1M (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	\$14.35 PSF, NNN
SALE PRICE:	NEGOTIABLE





# AERIAL





# FLOOR PLAN: **POTENTIAL DEMISING OPTIONS**

**6,182 SF ±**  
TOTAL AVAILABLE

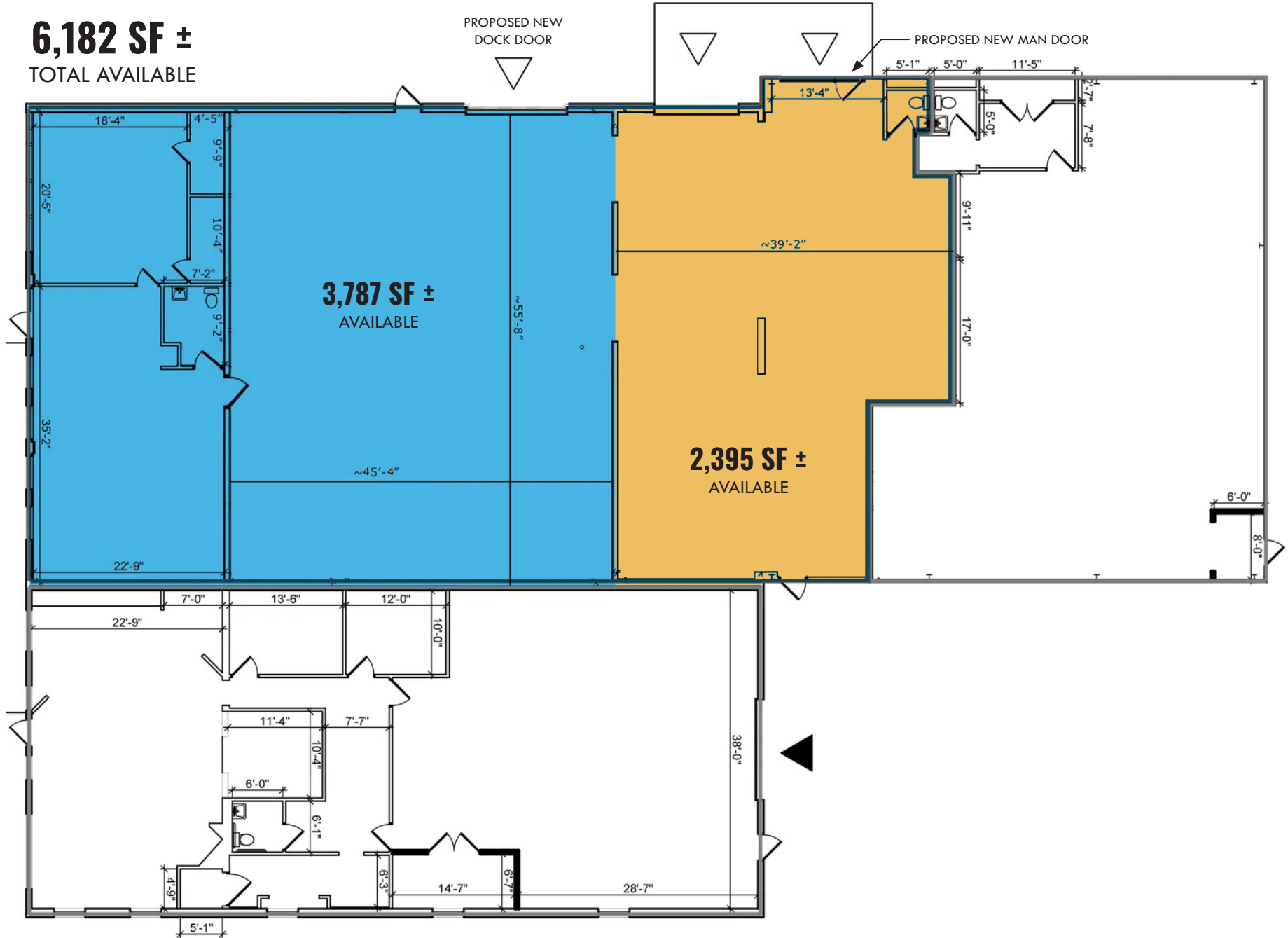
PROPOSED NEW  
DOCK DOOR

— PROPOSED NEW MAN DOOR

**3,787 SF ±**  
AVAILABLE

**2,395 SF ±**  
AVAILABLE

**GREENSPRING DR**





# LOCAL BIRDSEYE



83

Self  
StorageOne  
BALTIMORE  
BALTIMORE

PRO GRASS  
LAWN & ORNAMENTAL CARE

CHASON  
SERVICE ENGINEER

Communications  
Electronic

Tires Auto

NORTHEASTERN  
SUPPLY

PRICELESS  
CARPET ONE FLOOR  
SHORE

SITE

GREENSPRING DR

83

LOYOLA  
UNIVERSITY MARYLAND

McArdle  
& Walsh, Inc.





# TRADE AREA

## DRIVING DISTANCE TO:

**45** 0.5 MILES  
1 MIN. DRIVE

**83** 0.6 MILES  
2 MIN. DRIVE

**695** 1.9 MILES  
3 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
20.5 MILES  
23 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL AIRPORT  
24.7 MILES  
25 MIN. DRIVE

**BALTIMORE, MD** 13.4 MILES  
15 MIN.

**WASHINGTON, DC** 53.6 MILES  
1 HR. 7 MIN.

**PHILADELPHIA, PA** 104.0 MILES  
1 HR. 40 MIN.

**RICHMOND, VA** 171.0 MILES  
2 HRS. 40 MIN.





# FOR MORE INFO **CONTACT:**



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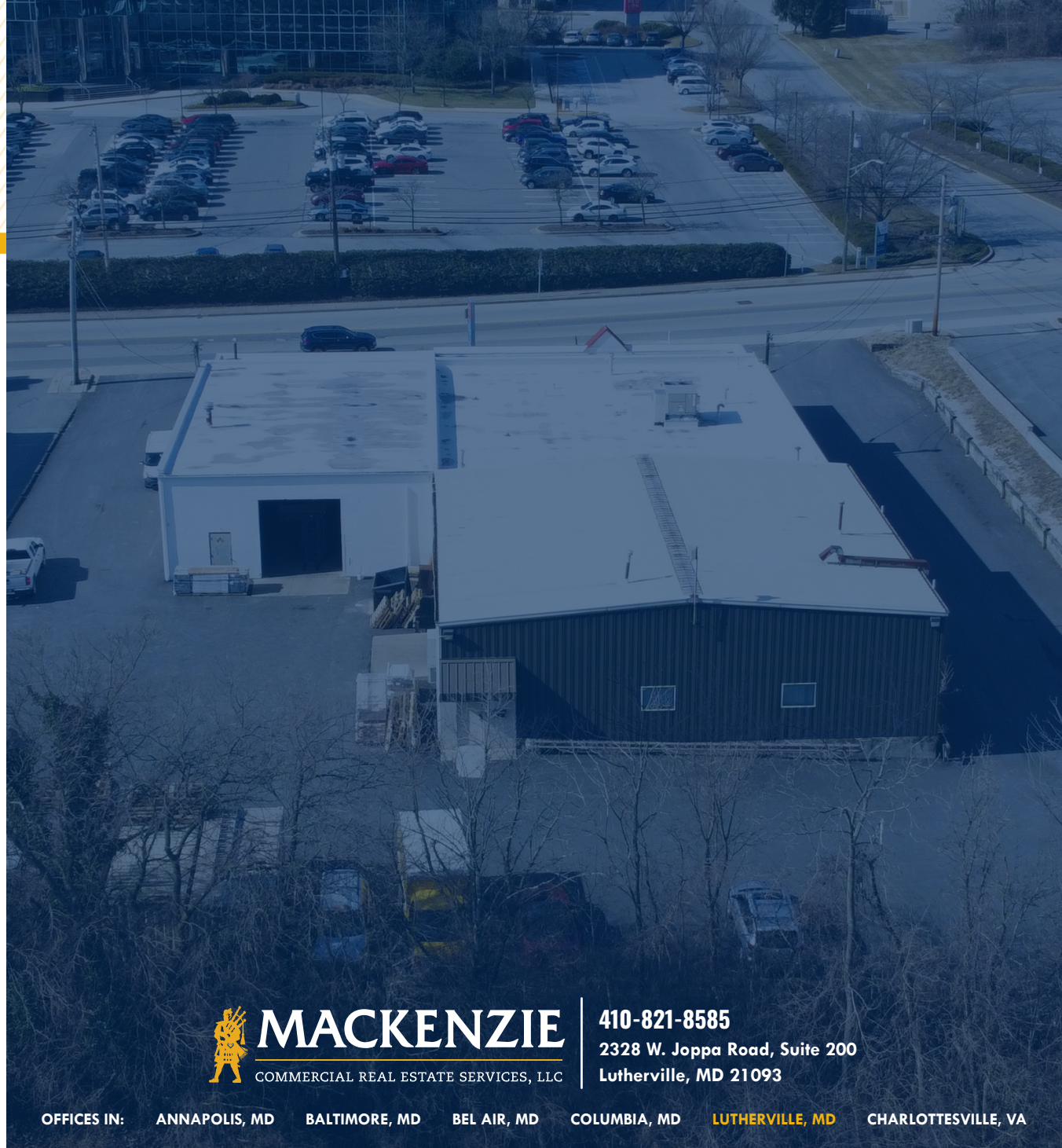
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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