



INDUSTRIAL WAREHOUSE

2301 INDUSTRY COURT | FOREST HILL, MARYLAND 21050

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 20,800 SF ± standalone warehouse building
 - » 2 drive-ins and 1,100 SF ± of office space
- Additional 1,500 SF ± warehouse building
 - » 2 drive-ins
- Heavy power
- Oversized drive-in doors
- Crane served
- Air compressor
- Natural gas, public water and sewer
- Easy access to Route 24, Route 1 and Route 23

BUILDING 1:	20,800 SF ±
BUILDING 2:	1,500 SF ±
LOT SIZE:	1.85 ACRES ±
CLEAR HEIGHT:	23-24' ± (BLDG. 1)
	12-13' ± (BLDG. 2)
DRIVE-INS:	4 (OVERSIZED)
POWER:	277/480 V 3 PHASE (1200 AMPS)
ZONING:	CI (COMMERCIAL INDUSTRIAL DIST.)



AERIAL

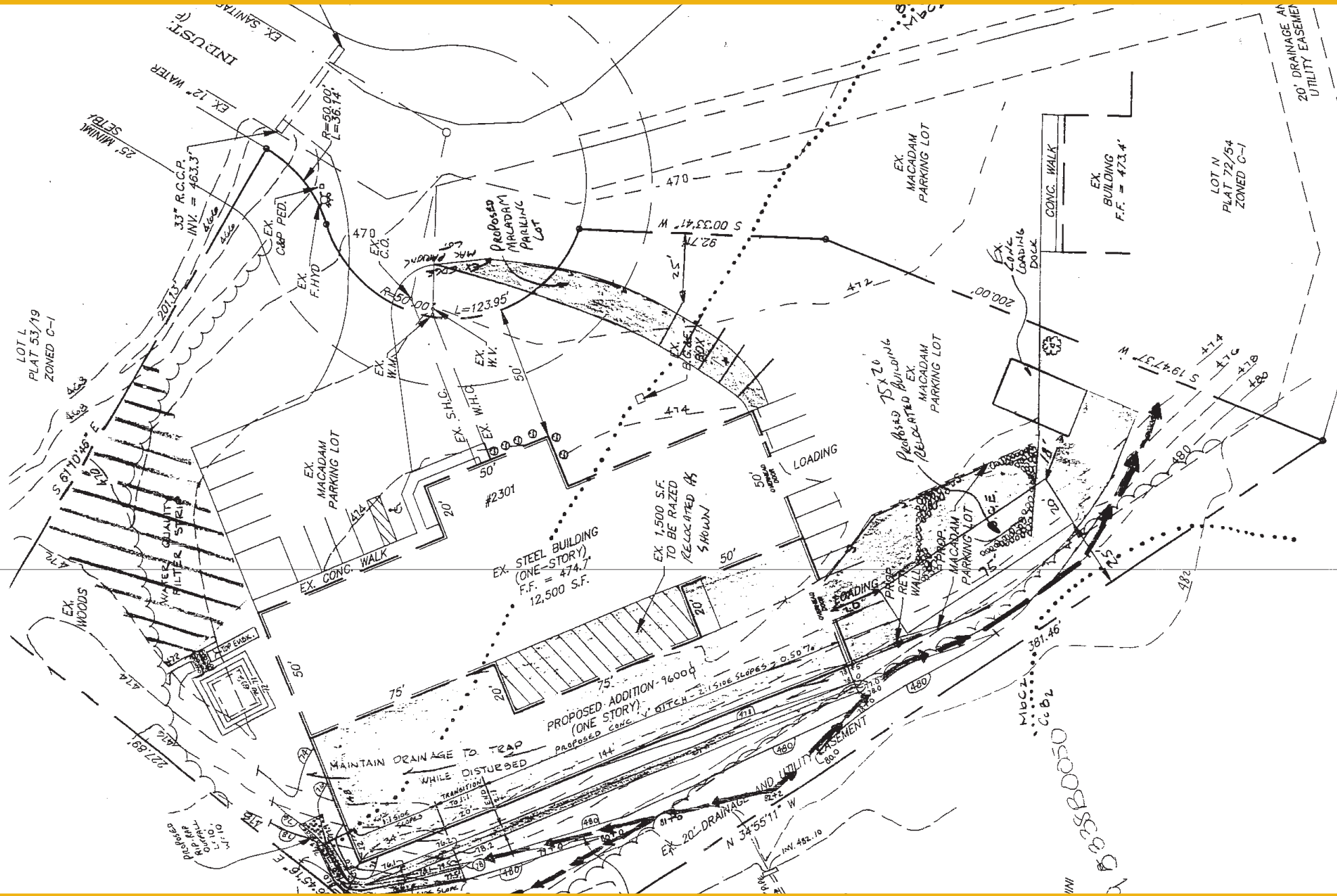
 DRIVE-IN



CRANES

- » 3 (1 ton) jib cranes
- » 2 (5 ton) overhead cranes
- » 1 (6 ton) crane

SITE PLAN



LOCAL BIRDSEYE



23

Cadmium

NEWPORT DR

NEWPORT CYCLES

Public Storage

Duraclean

Celebree SCHOOL

Pizza Hut

ENOTRIA

JACKS SMALL ENGINES

INDUSTRY CT



TRADE AREA

DRIVING DISTANCE TO:

24 0.8 MILES
3 MIN. DRIVE

1 1.9 MILES
5 MIN. DRIVE

95 10.9 MILES
16 MIN. DRIVE

PORT OF BALTIMORE
31.3 MILES
40 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)
Helen Delich Bentley

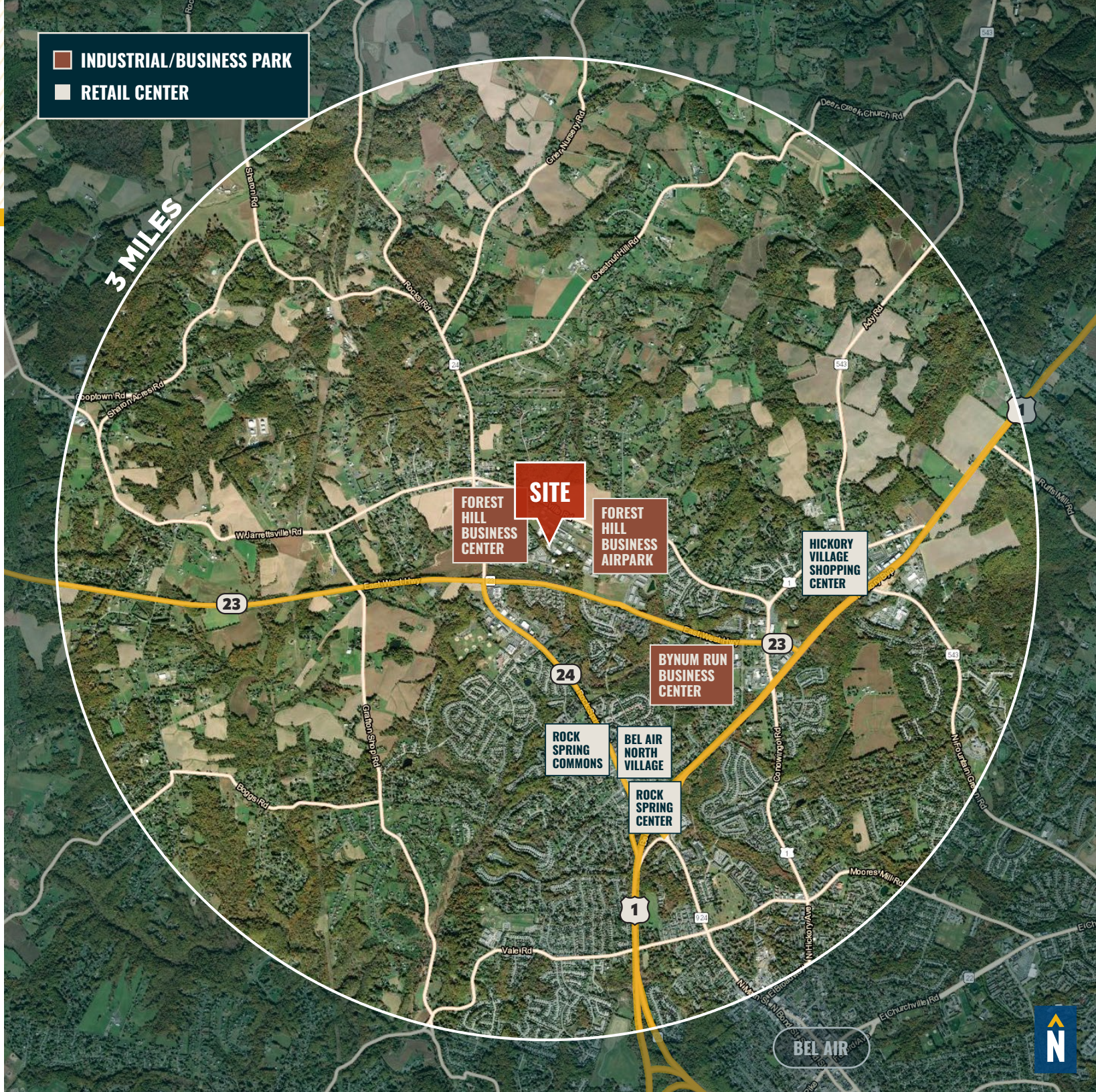
BWI
BALTIMORE WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
40.3 MILES
45 MIN. DRIVE

BALTIMORE, MD 30.5 MILES
40 MIN.

WASHINGTON, DC 69.2 MILES
1 HR. 15 MIN.

PHILADELPHIA, PA 82.1 MILES
1 HR. 25 MIN.

RICHMOND, VA 188.0 MILES
2 HRS. 50 MIN.



FOR MORE INFO **CONTACT:**



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



ALTON CURRY

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com



DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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

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.