



# OFFICE PROPERTY FOR SALE

10616 BEAVER DAM ROAD | COCKEYSVILLE, MD 21030

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Conveniently located off of I-83, with close proximity to Hunt Valley Towne Center & Hunt Valley Business Park
- Zoning allows for a variety of uses
- Recent upgrades include HVAC and roof replacement 2020
- Signage on Beaver Dam Road
- Parking/Yard space for flex user

AVAILABLE:	10616 BEAVER DAM: 7,980 SF
LOT SIZE:	10616 BEAVER DAM: 0.7 AC
ZONING:	ML-IM (MANUFACTURING, LIGHT)
TAXES:	10616 BEAVER DAM: \$19,448.33
SALE PRICE:	10616 BEAVER DAM: \$1,750,000





# LOCAL BIRDSEYE



Beaver Dam Swimming Club



SINCLAIR

10614

10616



BEAVER DAM ROAD 27, 110 ADT

BW Papersystems

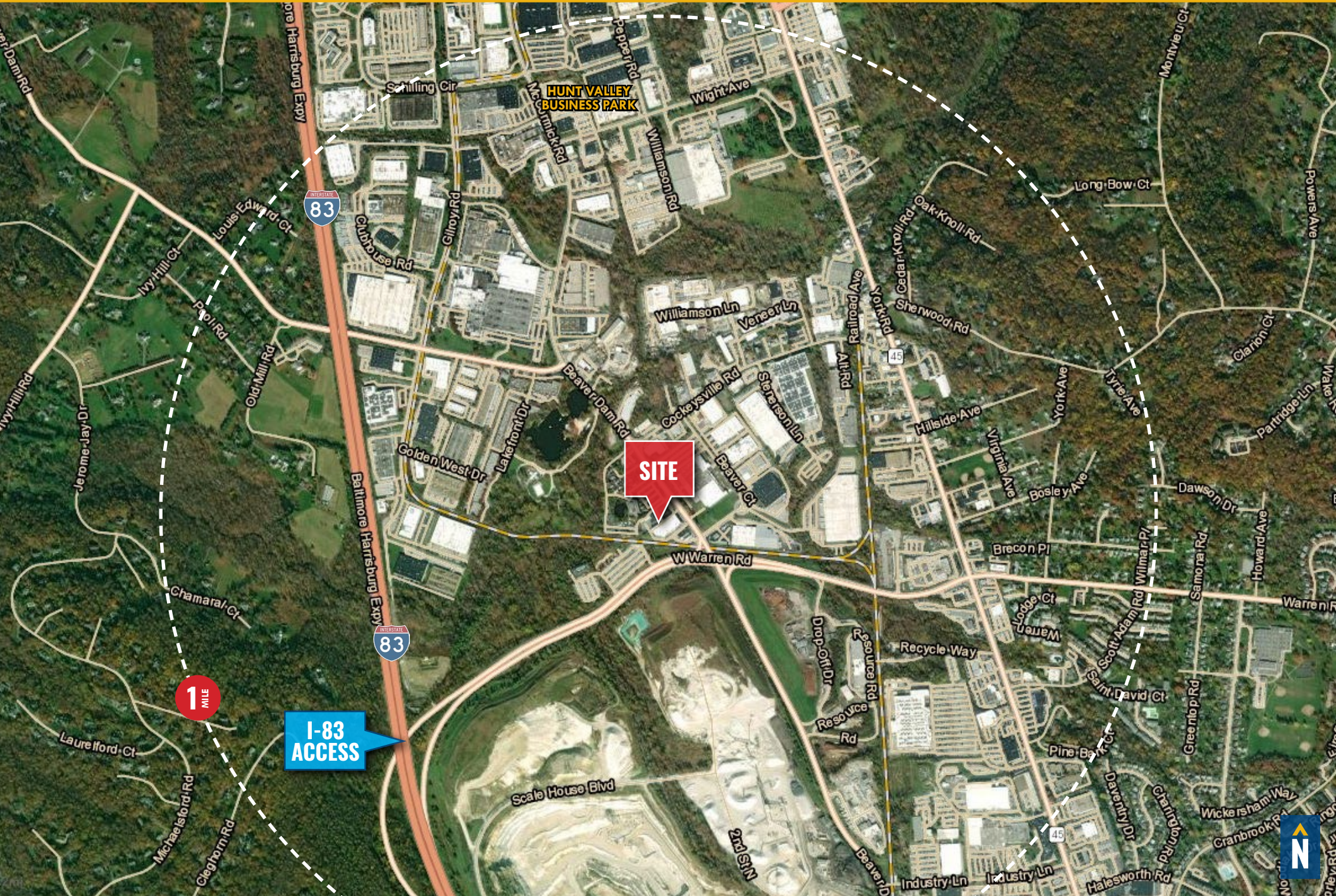
Hunt Valley Towne Center

- REGAL CINEMAS
- Wegmans
- Burlington
- DICK'S SPORTING GOODS
- five BELOW
- Bar Louie
- OUTBACK STEAKHOUSE
- ULTA
- Marshalls
- Panera BREAD
- Chick-fil-ly
- CARRABBA'S ITALIAN GRILL
- IRON ROOSTER
- california PIZZA KITCHEN





# LOCATION MAP





# FOR MORE INFO **CONTACT:**



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