



FLEX BUILDING

8363 TOWN CENTER COURT | NOTTINGHAM, MARYLAND 21236

FOR
**SALE/
LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 15,772 SF \pm freestanding flex building
- High-end office finishes/ample glass line
- Dock and drive-in loading
- Situated within White Marsh Business Park
- Easy access to I-95 and White Marsh Blvd/Rt. 43
- Close proximity to numerous amenities
- Great opportunity for flex, industrial and/or office user
- *Property located in a floodplain*

BUILDING SIZE:

15,772 SF \pm

LOT SIZE:

1.36 ACRES \pm

CLEAR HEIGHT:

14' \pm

DOCKS:

2

DRIVE-INS:

1

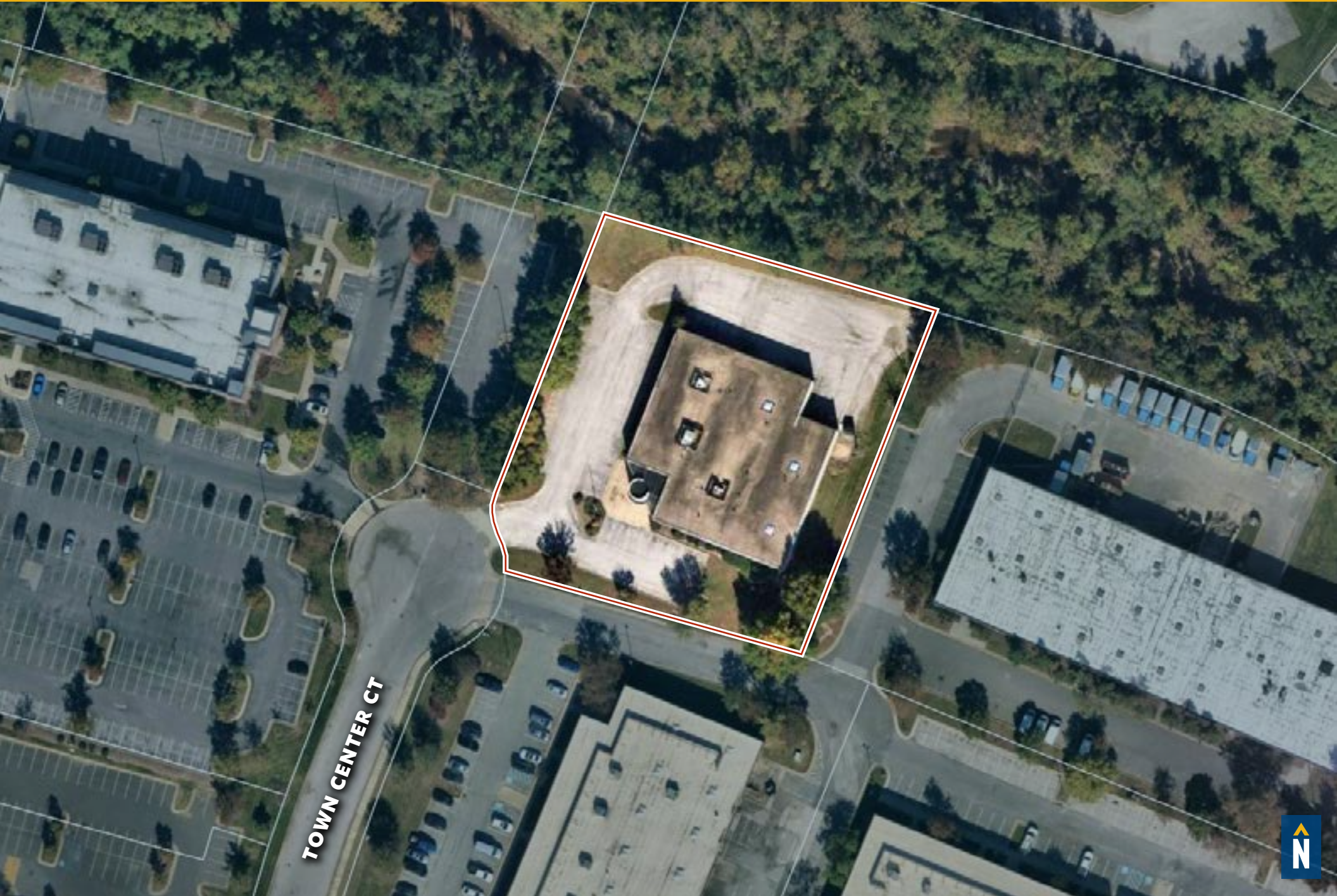
ZONING:

ML (MANUFACTURING, LIGHT)



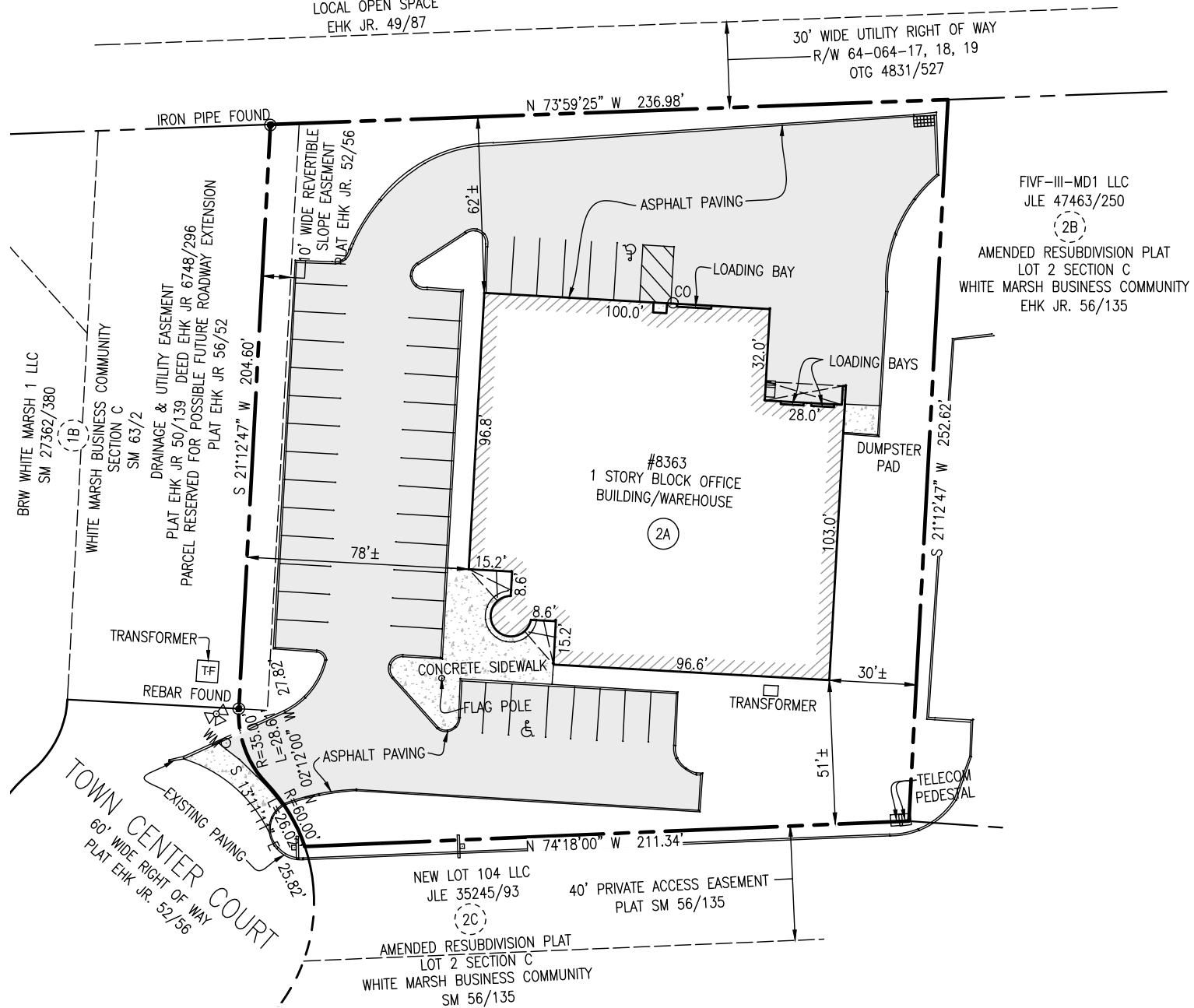
GOOGLE STREET VIEW

AERIAL



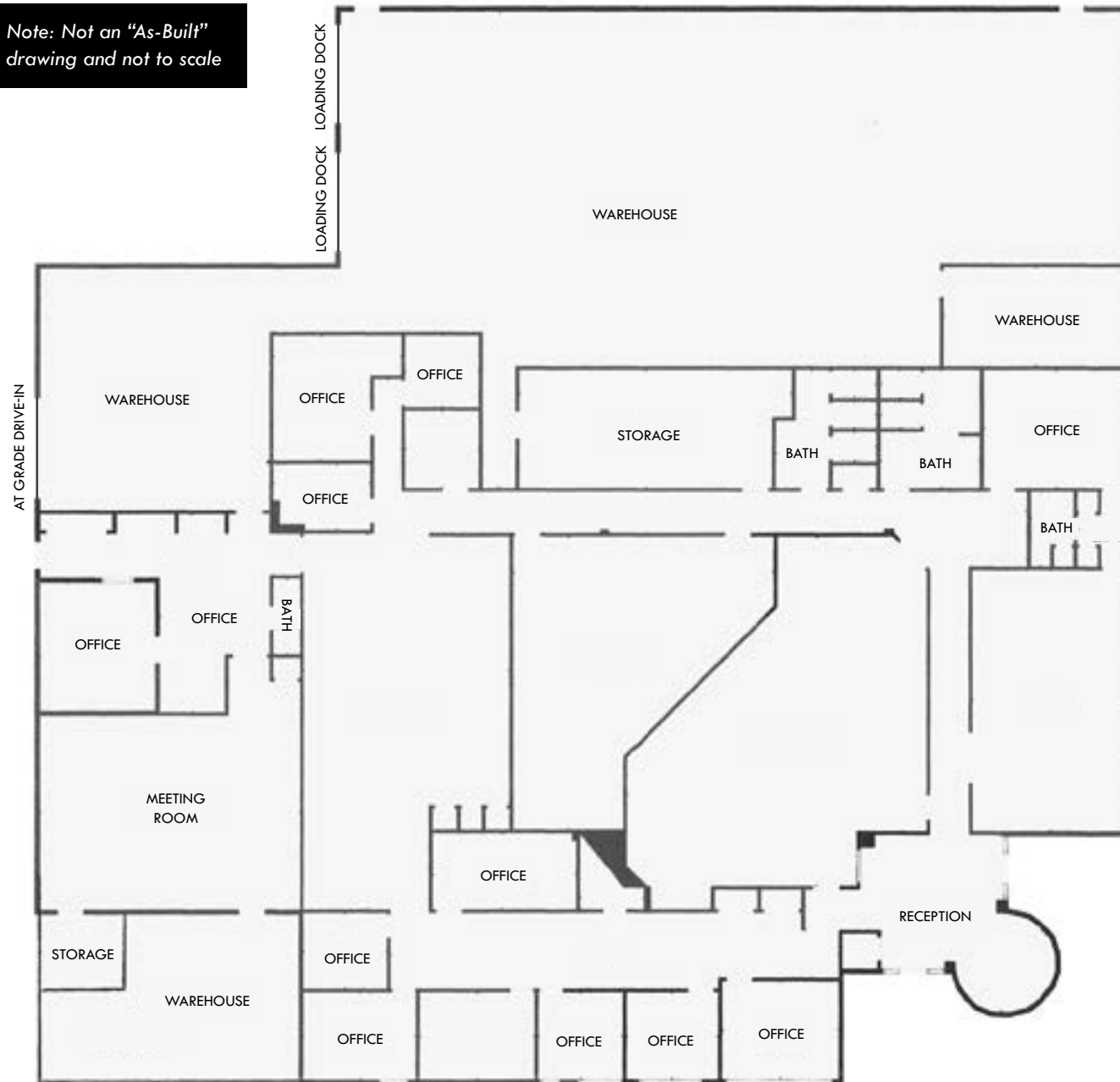
TOWN CENTER CT

BALTIMORE COUNTY MARYLAND
SM 11184/211
LOCAL OPEN SPACE
EHK JR. 49/87



FLOOR PLAN

Note: Not an "As-Built"
drawing and not to scale



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



1.3 MILES
3 MIN. DRIVE



2.6 MILES
6 MIN. DRIVE



4.2 MILES
7 MIN. DRIVE



13.3 MILES
16 MIN. DRIVE
(SEAGIRT
MARINE TERMINAL)



25.7 MILES
30 MIN. DRIVE

BALTIMORE, MD

17.4 MILES
23 MIN.

WASHINGTON, DC

51.3 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA

90.8 MILES
1 HR. 25 MIN.

RICHMOND, VA

165.0 MILES
2 HRS. 50 MIN.



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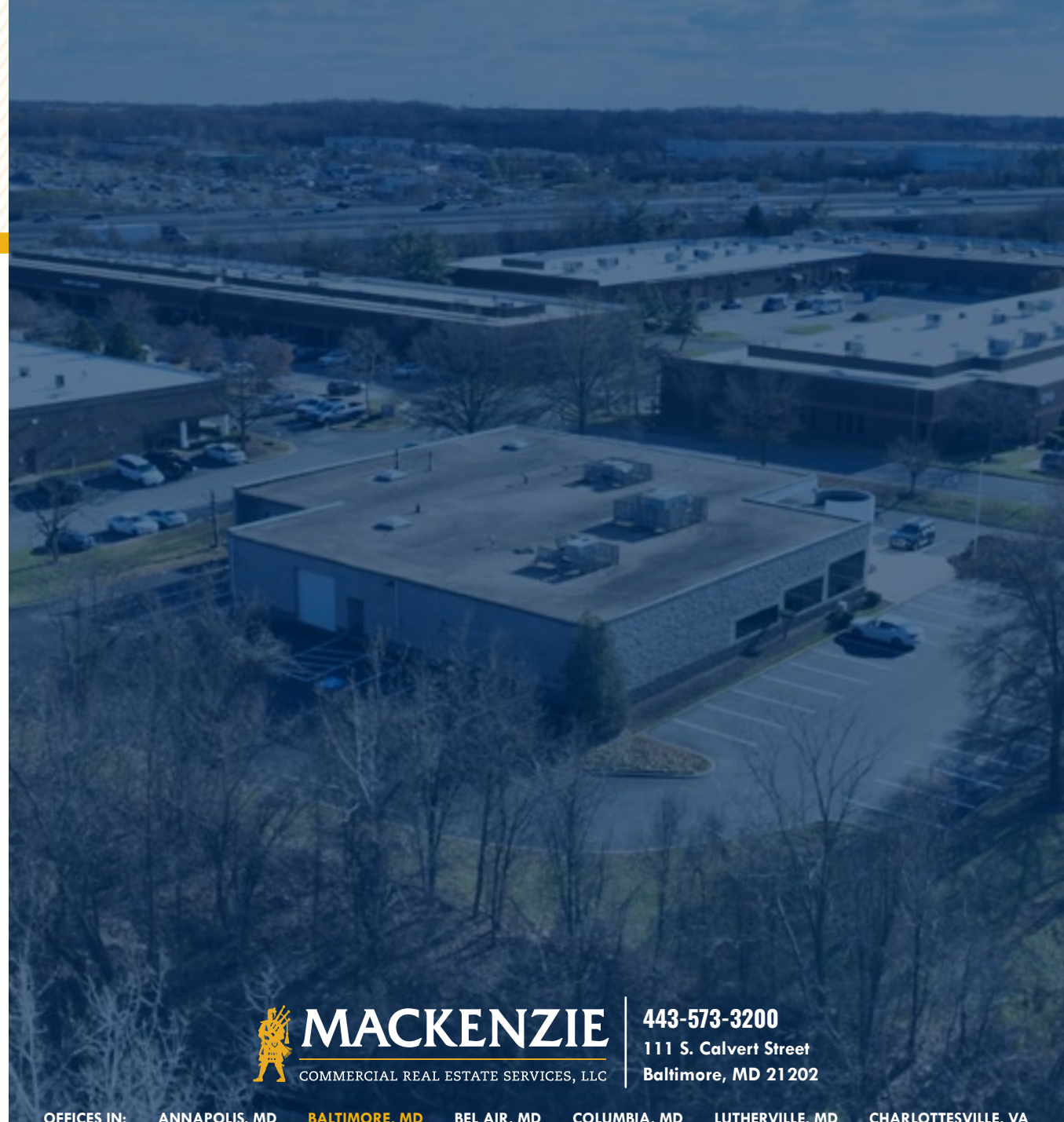
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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LOCAL BIRDSEYE

