



FOR LEASE

VALLEY BUSINESS PARK

1107 MIDDLE RIVER ROAD | MIDDLE RIVER, MARYLAND 21220



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

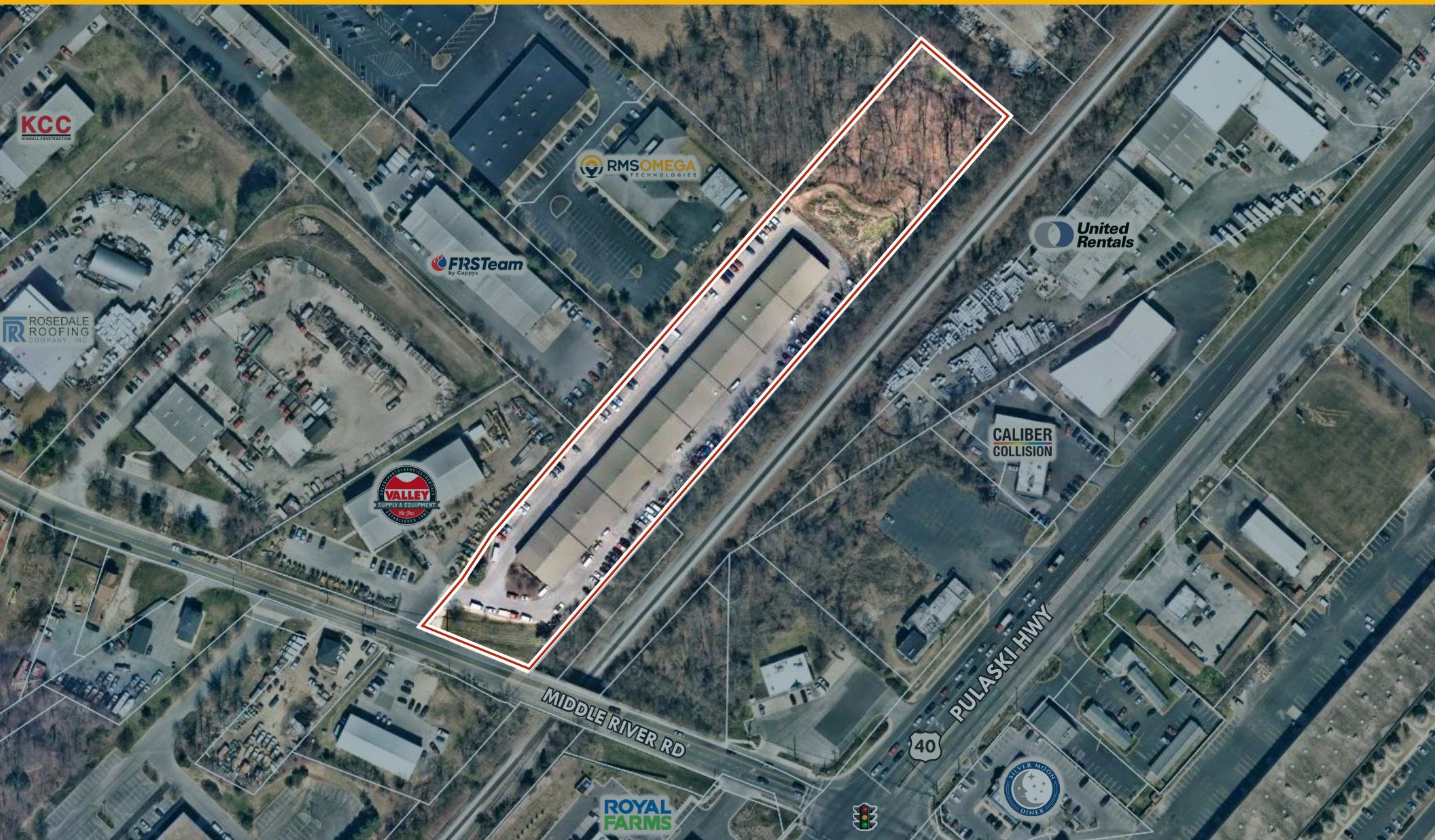
HIGHLIGHTS:

- Great small bay warehouse space
- Ample surface parking
- Easy/convenient access to I-695 and I-95 and Routes 43, 40 & 7
- Close proximity to White Marsh Town Center and its many amenities

AVAILABLE:	2,800 SF W/ TWO 12'x12' DRIVE-INS
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT] <i>Acceptable uses include assembly, distribution, warehouse storage, contractors office</i>
RENTAL RATE:	NEGOTIABLE



AERIAL



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



1.3 MILES
4 MIN. DRIVE



3.2 MILES
9 MIN. DRIVE



4.1 MILES
10 MIN. DRIVE



14.6 MILES
20 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)



21.7 MILES
25 MIN. DRIVE

BALTIMORE, MD
10.6 MILES
27 MIN.

WASHINGTON, DC
50.6 MILES
1 HR. 10 MIN.

PHILADELPHIA, PA
91.9 MILES
1 HR. 30 MIN.



FOR MORE INFO CONTACT:



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VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



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