



FLEX/WAREHOUSE SPACE

10331 S. DOLFIELD ROAD | OWINGS MILLS, MARYLAND 21117

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

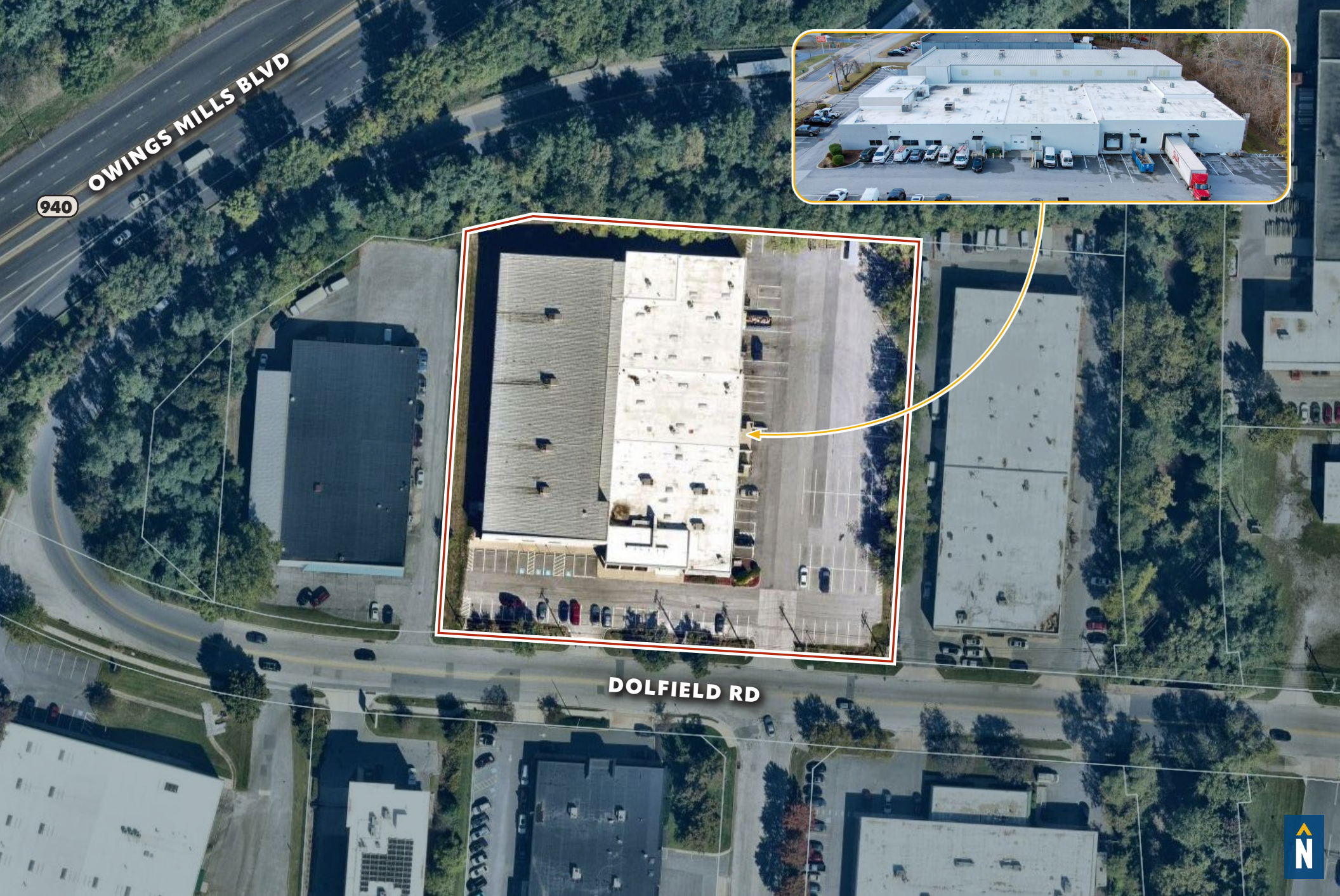
HIGHLIGHTS:

- 16,418 SF ± flex/warehouse space
 - » 10,868 SF ± warehouse
 - » 5,550 SF ± office
- Office in excellent condition
- Fully conditioned warehouse
- 14'-5" clear height in warehouse
- 1 dock, 1 drive in
- Furniture available
- Easy access to I-795 and I-695

AVAILABLE:	16,418 SF ±
CLEAR HEIGHT:	14'-5" ±
LOADING:	1 DOCK / 1 DRIVE IN
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]



AERIAL / PARCEL OUTLINE



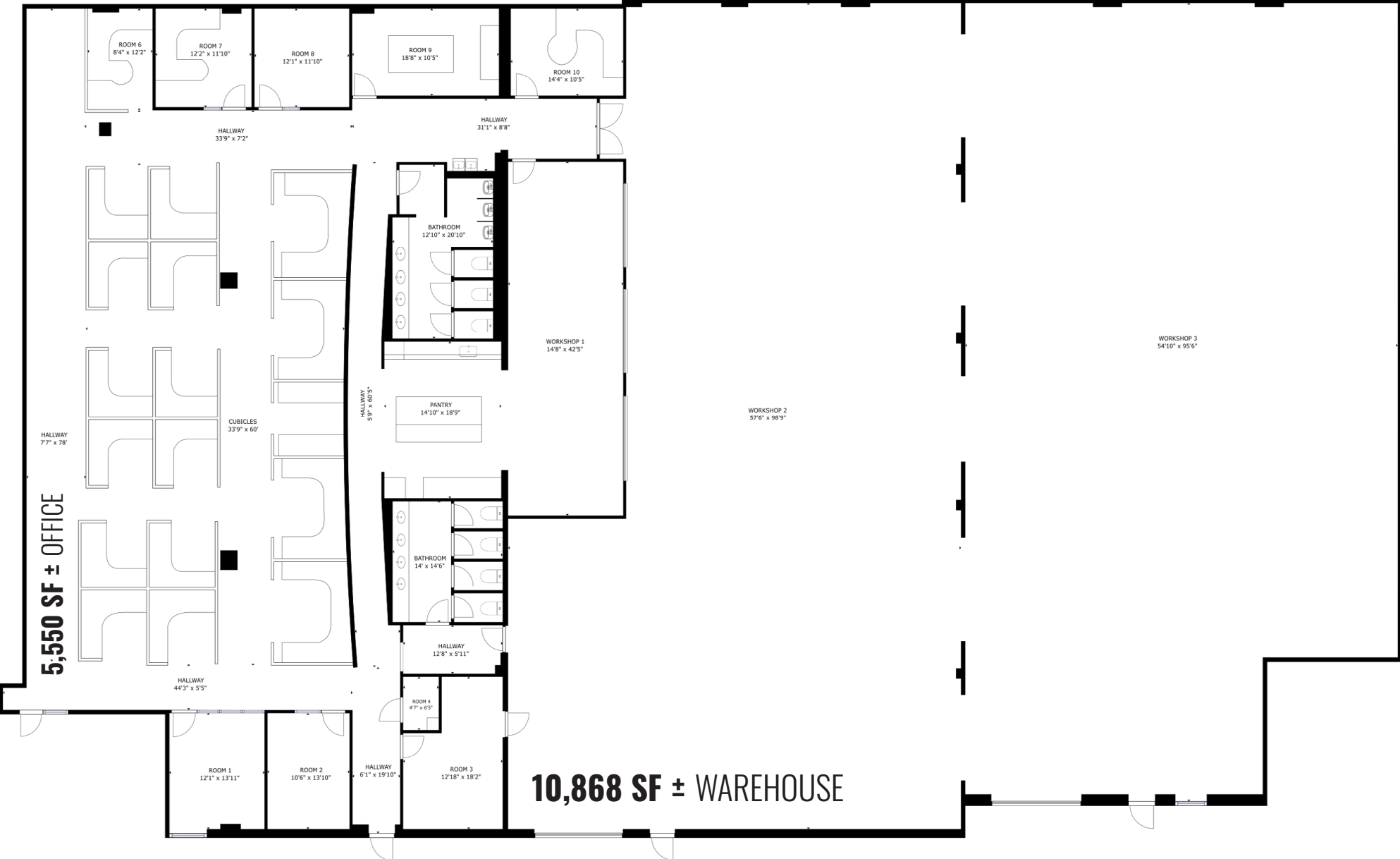
940

OWINGS MILLS BLVD

DOLFIELD RD



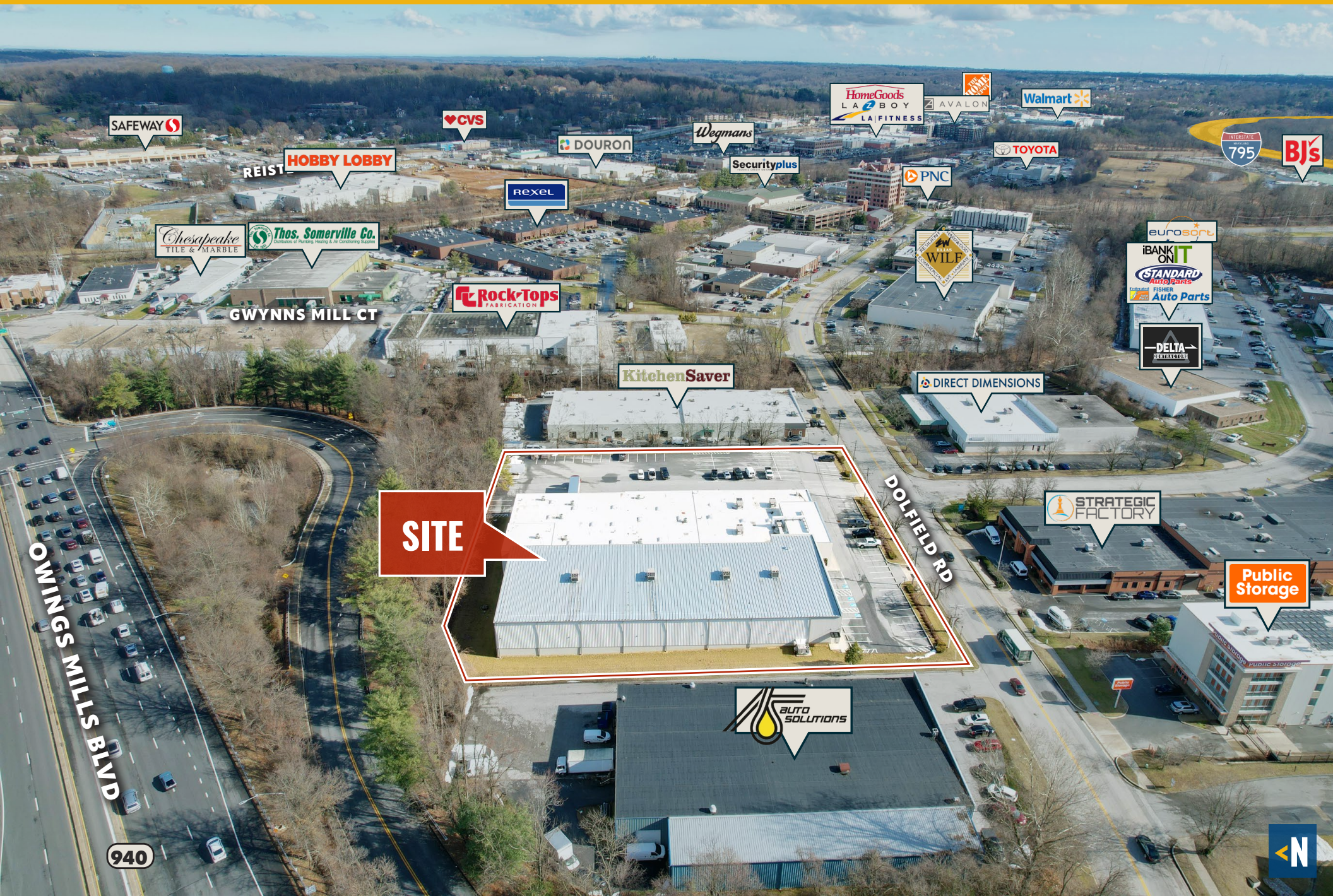
FLOOR PLAN: 16,418 SF TOTAL



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



SAFeway

CVS

DOURON

Wegmans

HomeGoods
LA BOY
LA FITNESS

HOME DEPOT

Walmart

REIST
HOBBY LOBBY

Securityplus

TOYOTA

INTERSTATE
795

BJ's

REXEL

PNC

Chesapeake
TILE & MARBLE

Thos. Somerville Co.
Distributors of Plumbing, Heating & Air Conditioning Supplies

Rock-Tops
FABRICATION

WILF

eurosort
iBANK ON IT
STANDARD
Auto Parts

GWYNNS MILL CT

KitchenSaver

DIRECT DIMENSIONS

DELTA
CONTRACTORS

SITE

DOLFELD RD

STRATEGIC
FACTORY

Public
Storage

OMINGS MILLS BLVD

940

AUTO
SOLUTIONS



TRADE AREA

DRIVING DISTANCE TO:



1.2 MILES
3 MIN. DRIVE



5.3 MILES
7 MIN. DRIVE



21.0 MILES
25 MIN. DRIVE

BALTIMORE, MD

18.0 MILES
31 MIN.

WASHINGTON, DC

49.8 MILES
1 HR. 17 MIN.

PHILADELPHIA, PA

115.0 MILES
1 HR. 55 MIN.

RICHMOND, VA

163.0 MILES
2 HRS. 55 MIN.



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