



# INDUSTRIAL PROPERTY

109 COCKEYSVILLE ROAD | COCKEYSVILLE, MARYLAND 21030

FOR  
**SALE/  
LEASE**



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Can potentially be demised into smaller spaces
- Clean, bright space with natural light
- Outdoor storage yard
- Heated
- New roof on building
- 3 phase power available
- Easy access to York Road, I-83, I-695
- *Property located in a floodplain*



BUILDING SIZE:

18,545 SF ±

LOT SIZE:

2.72 ACRES ±

CLEAR HEIGHT:

17'-3" ±

DRIVE-INS:

1 @ 11' W x 13' H

1 @ 12' W x 13' H

3 @ 13' W x 13' H

ZONING:

ML 1M (MANUFACTURING, LIGHT)  
[INDUSTRIAL, MAJOR DISTRICT]

SALE PRICE:

\$3,300,000.00



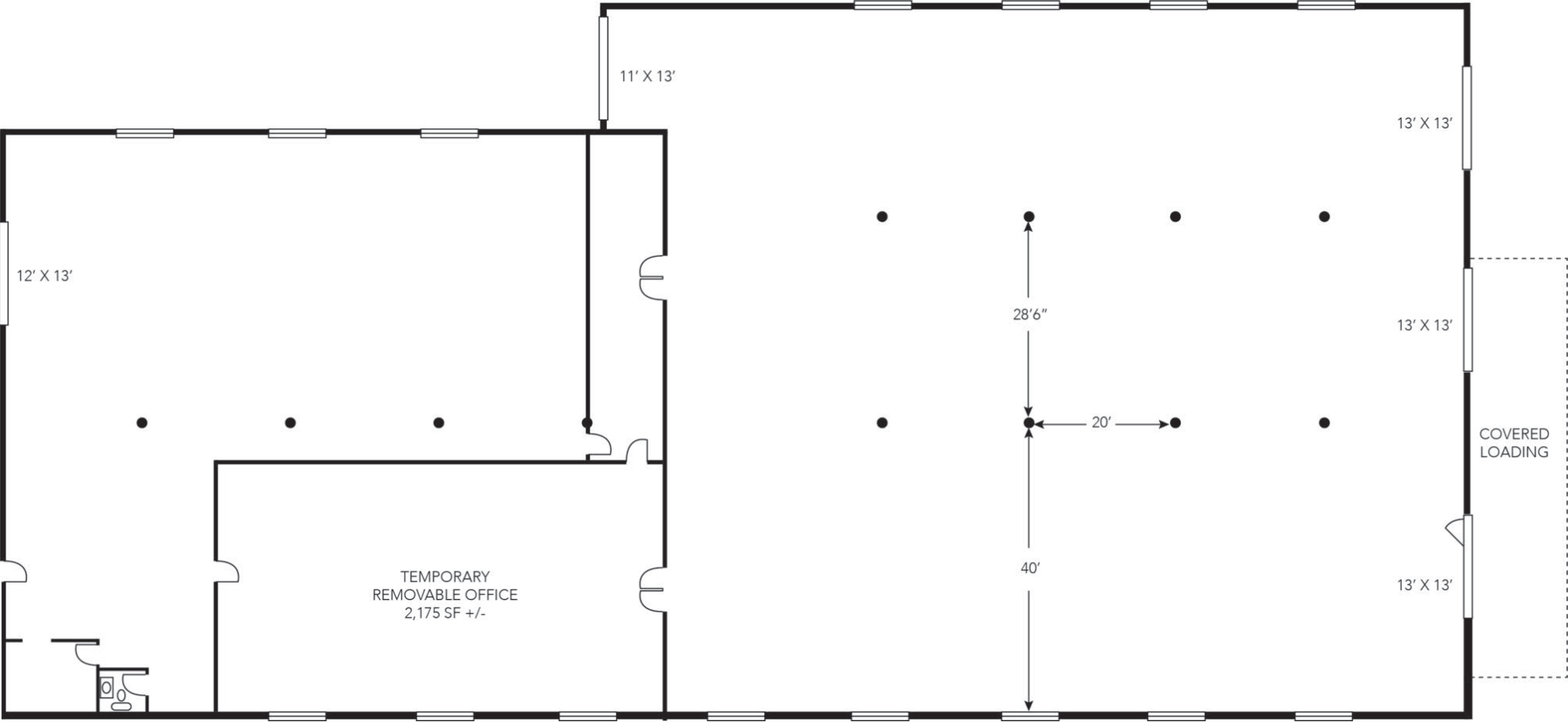
# AERIAL



COCKEYSVILLE RD



# FLOOR PLAN





# LOCAL BIRDSEYE



ExtraSpace  
Storage

BW Papersystems

SELECT  
EVENT GROUP

UNIVERSAL  
FOAM PRODUCTS

DRD  
Pool Management

ARIOSIA  
& COMPANY

A&A Global Industries

BEYNON

COCKEYSVILLE RD

ORUGGED  
SCIENCE

ONE HOUR  
AIR CONDITIONING & HEATING

SCR  
CERTIFIED COLLISION CENTER





# ADDITIONAL PHOTOS





# INTERIOR PHOTOS





# TRADE AREA

## DRIVING DISTANCE TO:

**45** 0.1 MILES  
1 MIN. DRIVE

**83** 2.1 MILES  
3 MIN. DRIVE

**695** 5.7 MILES  
6 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Beutler  
24.3 MILES  
26 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT  
28.3 MILES  
27 MIN. DRIVE

**BALTIMORE, MD** 17.2 MILES  
18 MIN.

**WASHINGTON, DC** 57.3 MILES  
1 HR. 10 MIN.

**PHILADELPHIA, PA** 108.0 MILES  
1 HR. 40 MIN.

**RICHMOND, VA** 167.0 MILES  
3 HRS. 0 MIN.





# FOR MORE INFO **CONTACT:**



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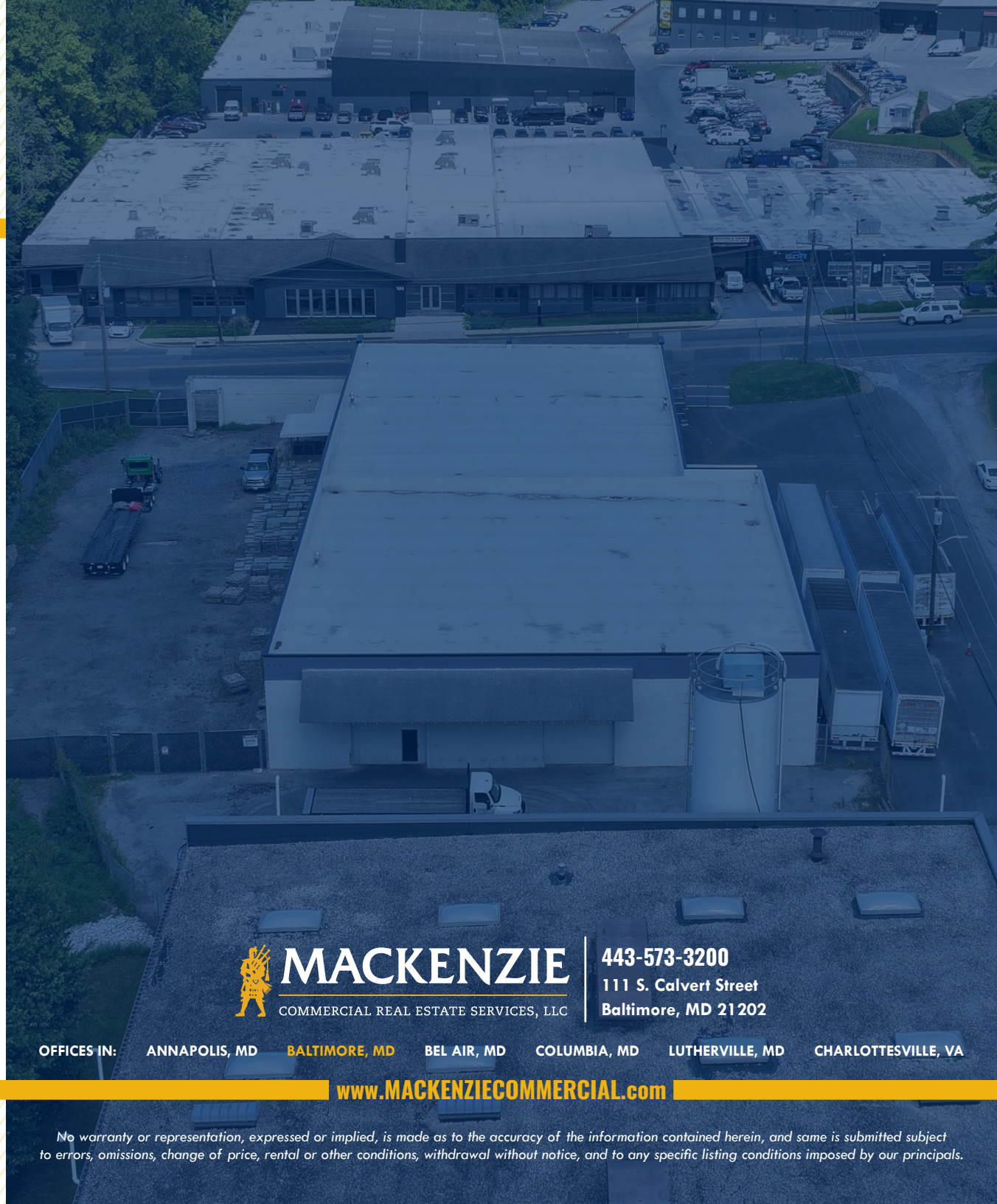
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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