



FLEX/WAREHOUSE SPACE

11 GWYNNS MILL COURT | OWINGS MILLS, MARYLAND 21117

FOR
SUBLEASE



5,100 SF ± **AVAILABLE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,100 SF ± flex/warehouse space (including 818 SF ± office with kitchenette, breakroom and two ADA restrooms)
- Two (2) 10'x10' drive-in doors
- Three (3) 50,000 BTU gas fired infrared tube heaters (warehouse)
- 2 ton Durastar programmable heat pump (office)
- 200 AMP 120/240V single phase electric
- Situated within an amenity-rich corridor
- Easy access to I-795, I-695, I-70 and I-83

AVAILABLE:	5,100 SF ± (SUITE K)
BUILDING SIZE:	46,750 SF ±
CLEAR HEIGHT:	14' ±
DRIVE-INS:	2 (10' W x 10' H)
SPRINKLER:	WET
ZONING:	ML 1M (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	\$9.00 PSF, NNN
LEASE THRU:	APRIL 30, 2030

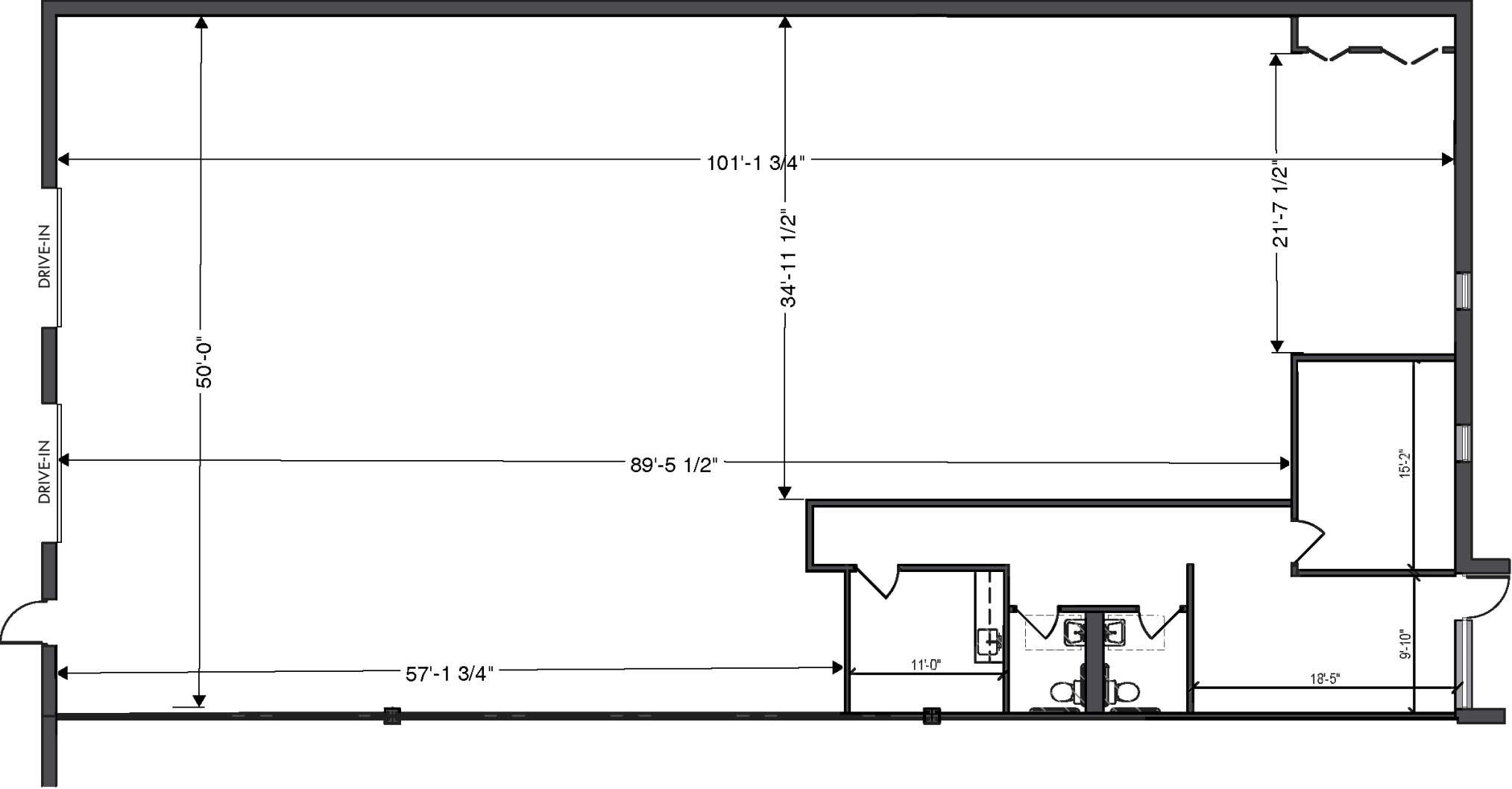


GOOGLE STREET VIEW



FLOOR PLAN

5,100 SF ±
AVAILABLE



Note: For illustrative purposes only. Drawing is not to scale, and should not be used for planning purposes. Any and all measurements should be verified in the field.

OWINGS MILLS TRADE AREA



STEVENSON UNIVERSITY

Owings Mills Square
BEST BUY
JIMMY JOHN'S
noodles & COMPANY
Chick-fil-A
QDOBA MEXICAN EATS

Garrison Forest Plaza
SAFEMART petco
JOANN BUFFALO WILD WINGS
PartyCity FIREHOUSE SUBS

Foundry Row
Wegmans HomeGoods ULTA
OLD NAVY DSW carter's CAVA
Panera Bread THE NALLEY L A Z BOY
FLOYD'S CHICK-FILET MISSION BBQ
Chick-fil-A verizon
LA FITNESS sleep number

SITE

HOBBY LOBBY

St. Thomas Center
Michaels WELLS FARGO
M&T Bank MEZCAL

Mill Station
COSTCO WHOLESALE LOWE'S AMC
Giant PET SMART
Burlington HOMESENSE
TJB Olive Garden Red Robin MOD
Jersey Mike's the Greene Turtle Red Lobster SALLY BEAUTY
Marshalls FIVE BELOW

Garrison Forest School

THE HOME DEPOT

BJ's

Walmart

Valley Centre
ALDI TJ-MAXX
ROSS FRIDAYS
DOLLAR TREE

Hilton Garden Inn
Quality Inn Hampton

Metro Centre
HOOD & REEL W&B Curly & Spice
TIMES SQUARE WITCHEN eggspiration
KUNG FU TEA CLUB PILATES

GREEN SPRING HUNT C 1897



TRADE AREA

DRIVING DISTANCE TO:

 1.2 MILES
3 MIN. DRIVE

 5.5 MILES
8 MIN. DRIVE

 10.8 MILES
14 MIN. DRIVE

 21.2 MILES
22 MIN. DRIVE

 22.0 MILES
22 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BALTIMORE, MD 20.4 MILES
24 MIN.

WASHINGTON, DC 50.1 MILES
55 MIN.

PHILADELPHIA, PA 115.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 160.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO **CONTACT:**



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