



FOR **LEASE**

11,000 SF INDUSTRIAL BUILDING *WITH UP TO AN ACRE OF YARD*

800 RACE ROAD | ESSEX, MARYLAND 21221



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

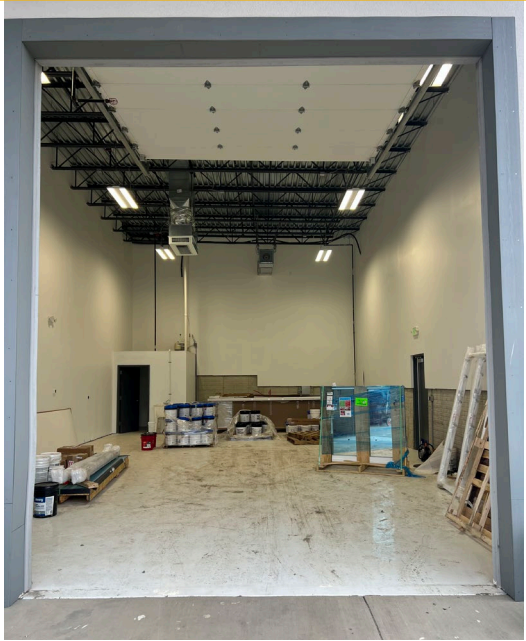
HIGHLIGHTS:

- 11,000 SF of newly constructed warehouse space with 20' clear
- Two (2) 16' x 14' doors with drive through capability
- One (1) 12' x 12' drive-in door
- 1,350 SF service bay with one (1) 12' x 14' drive-in door
- Two bathrooms
- Direct access to Route 40 and I-695

AVAILABLE:	BUILDING C: 11,000 SF ±
LOT SIZE:	UP TO 1 ACRE ± OF OUTSIDE STORAGE
DRIVE-INS:	TWO (2) 16' X 14' DOORS WITH DRIVE THROUGH CAPABILITY ONE (1) 12' X 12' DOOR ONE (1) 12' X 14' DOOR
ZONING:	MH IM
RENTAL RATE:	WITHHELD

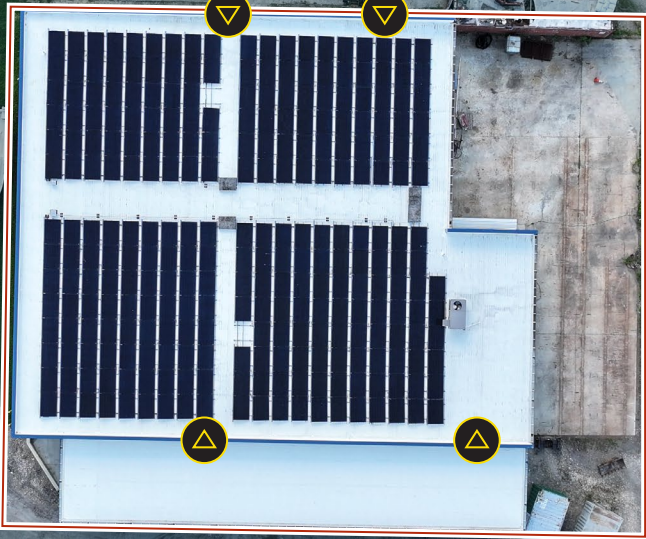


INTERIOR PHOTOS



AERIAL

 DRIVE-IN



PREMISES



IOS 2: 0.75 Acres ±

11,000 SF ±

Parking

IOS 1: 0.28 Acres ±

* Approximate depiction of size & configuration

TRADE AREA

DRIVING DISTANCE TO:

 0.7 MILES
2 MIN. DRIVE

 1.2 MILES
4 MIN. DRIVE

 2.5 MILES
5 MIN. DRIVE

 11.3 MILES
14 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

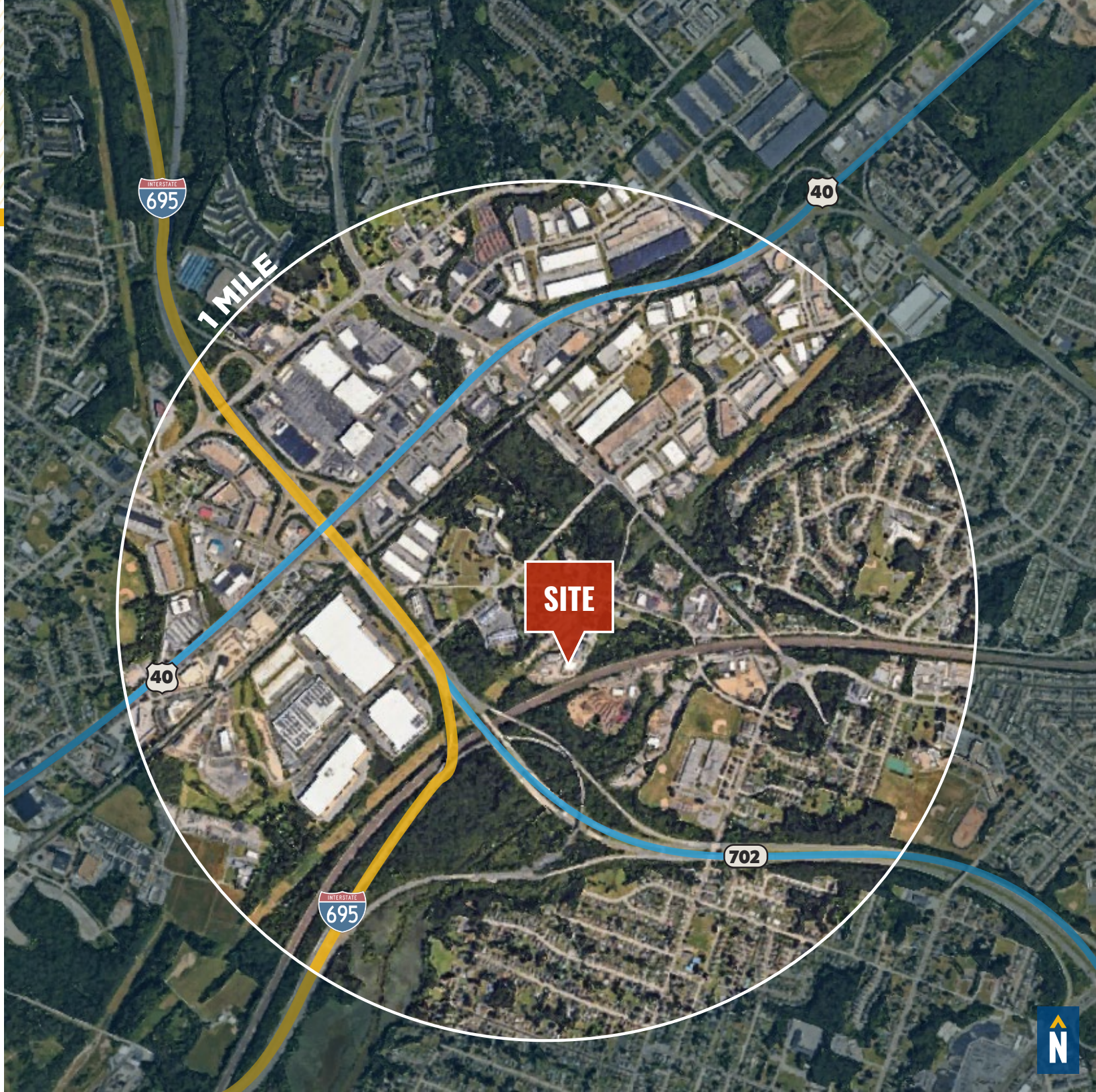
 20.7 MILES
24 MIN. DRIVE

BALTIMORE, MD 8.6 MILES
20 MIN.

WASHINGTON, DC 49.6 MILES
55 MIN.

PHILADELPHIA, PA 94.9 MILES
1 HR. 30 MIN.

RICHMOND, VA 164.0 MILES
2 HRS. 30 MIN.



FOR MORE INFO **CONTACT:**



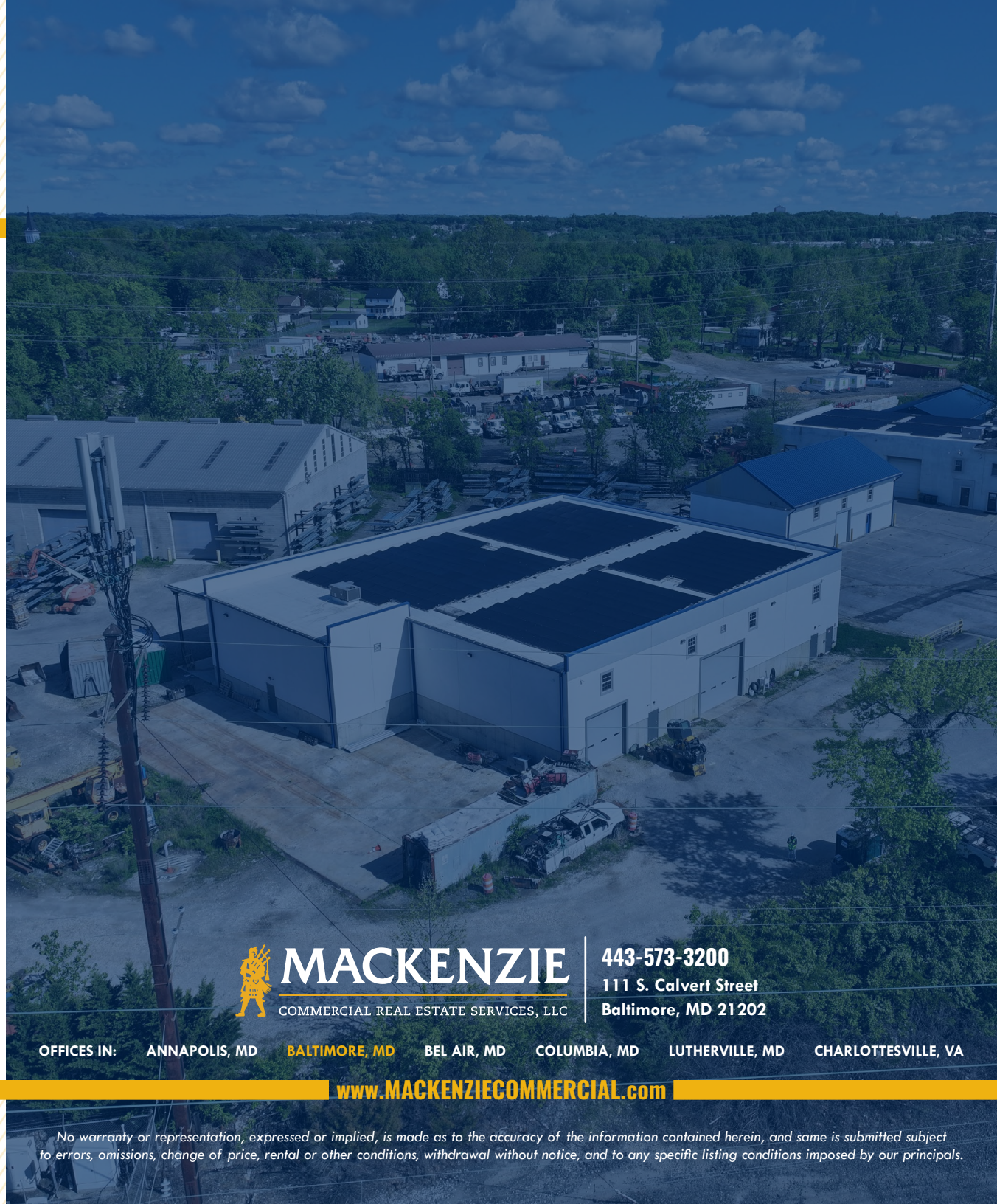
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