

FOR LEASE

RARELY AVAILABLE AUTOMOTIVE SERVICE / WAREHOUSE

12300 OWINGS MILLS BLVD, OWINGS MILLS, MARYLAND 21136



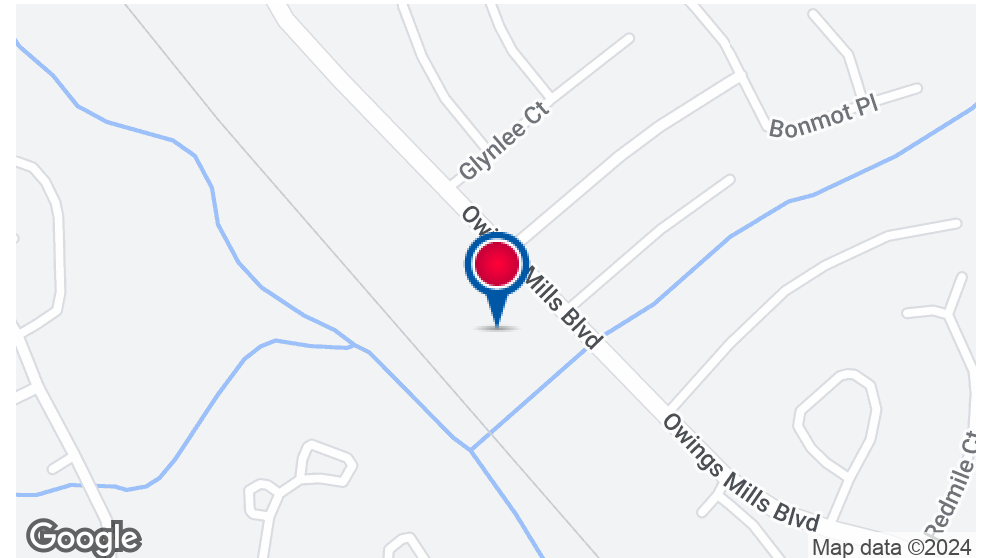
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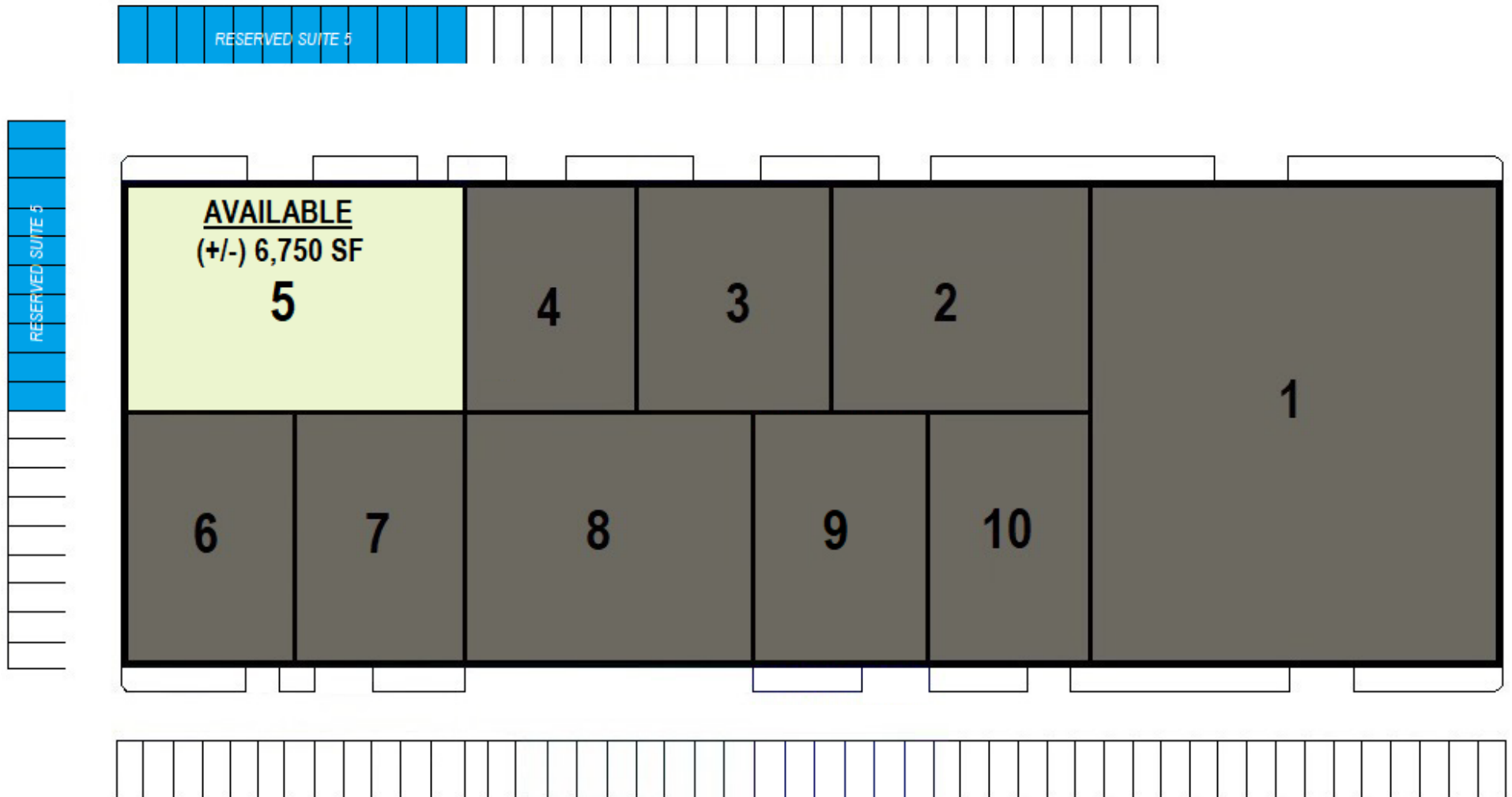




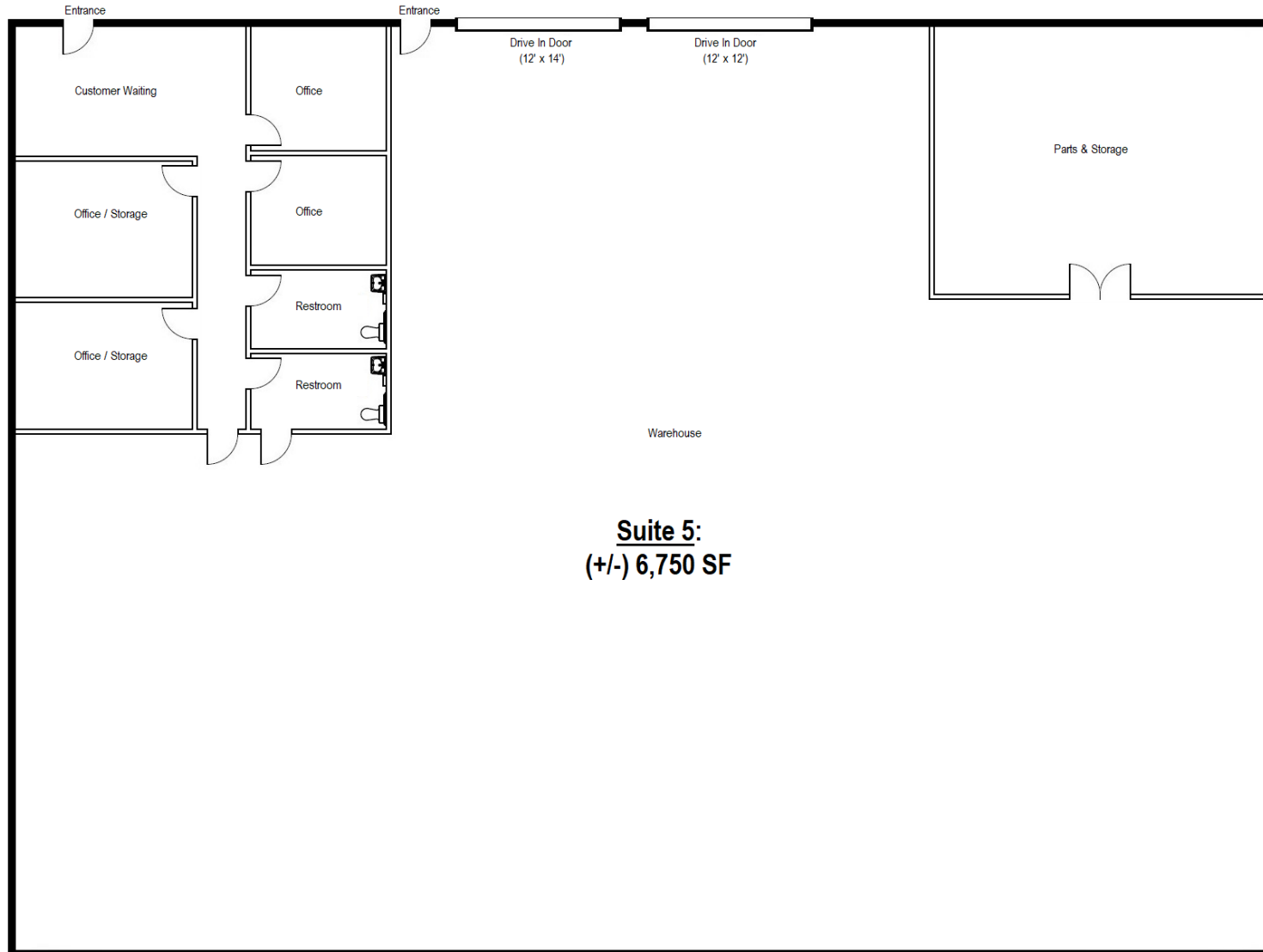
PROPERTY HIGHLIGHTS

- 6,750 Square Feet available for Lease.
- 21' to 27' clear height.
- Ideal for recreation & training, bulk storage, contractors, fleet service.
- ML-IM with AS Overlay zoning allows automotive repair, detailing operation, rug cleaning, dry-cleaning, manufacturing, bakery, grooming, packaged goods & tavern, contractors, fleet service, etc.
- Two at grade, drive-in loading doors (12' x 14' & 12' x 12').
- Excess parking and some outdoor area available.
- Signage available





Floor Plans



Suite 5:
(+/-) 6,750 SF

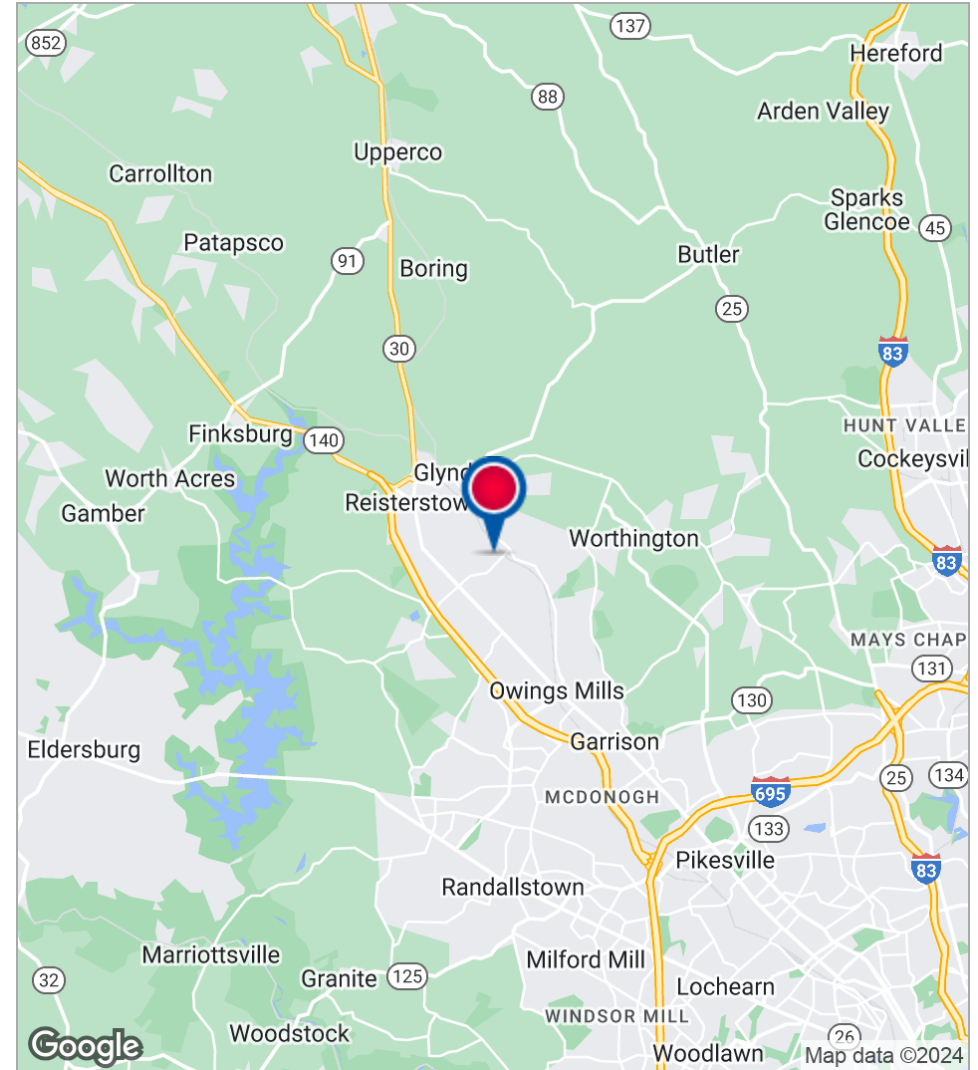
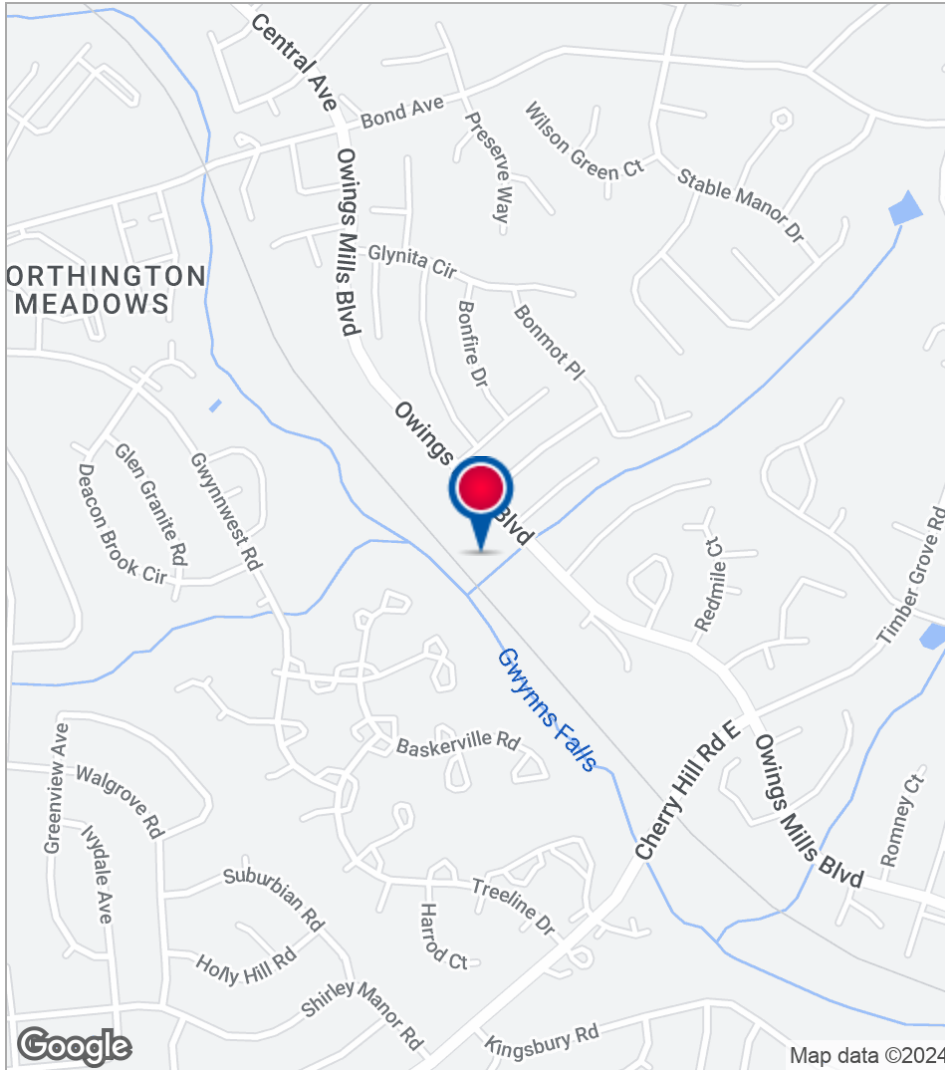
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WAREHOUSE / AUTO SERVICE REPAIR



TROUT DANIEL & ASSOCIATES

Location Maps



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FOR LEASE IN OWINGS MILLS:
RARELY AVAILABLE FORMER UPSCALE
AUTOMOTIVE SERVICE GARAGE WITH EXCESS PARKING

PROPERTY ADDRESS: 12300 Owings Mills Blvd, Owings Mills, MD 21136
PROPERTY TYPE: Warehouse / Automotive / Shop / Multi-Purpose
BUILDING SIZE: 54,150 Square Feet
AVAILABLE SPACE: Suite 5: (+/-) 6,750 Square Feet
ACREAGE: 3.92 Acres
ZONING: ML-IM with "AS" Automotive Overlay
DATE AVAILABLE: 9/1/2023
LEASE TYPE: Modified Gross
LEASE TERM: 3 Year Minimum
LEASE RATE: Negotiable
LOADING: Two at grade drive-in loading doors (12' x 14' & 12' x 12').
CEILING HEIGHTS: 21' at entrance, 27' at eave – clear under joist.
COLUMN SPACING: 75' x 90' Clear Span space.
CONSTRUCTION: Concrete block with steel curtain façade & metal roof.
UTILITIES: Electric, public water and sewer.
ELECTRIC: 3-Phase Heavy Power.
HEAT: Electric, suspended space heaters.
SPRINKLER: Dry system.
NOTEWORTHY FEATURES: Individually controlled Dayton electric suspended heaters.
Syncrowave 350 Welder infrastructure in place.
Upgraded to modern lighting.
Ceiling fans and exhaust system in place.
Dedicated customer entrance with waiting area.
Existing office with both customer & employee restrooms.
PROPERTY OVERVIEW: Former high-end automotive service garage in Owings Mills. Conveniently located to I-795, I-695, and Reisterstown Road. Excess parking and outdoor storage area. Special exception in place for automotive repair/detailing operation. Space is also ideal for recreation and training, bulk storage, contractors, fleet service, drive-in uses.
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