



FOR LEASE

# VALLEY BUSINESS PARK

1107 MIDDLE RIVER ROAD | MIDDLE RIVER, MARYLAND 21220



2,800 SF - 11,200 SF  
AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Great small bay warehouse space
- Ample surface parking
- Excellent service warehouse for contractors
- Easy/convenient access to I-695 and I-95 and Routes 43, 40 & 7
- Close proximity to White Marsh Town Center and its many amenities



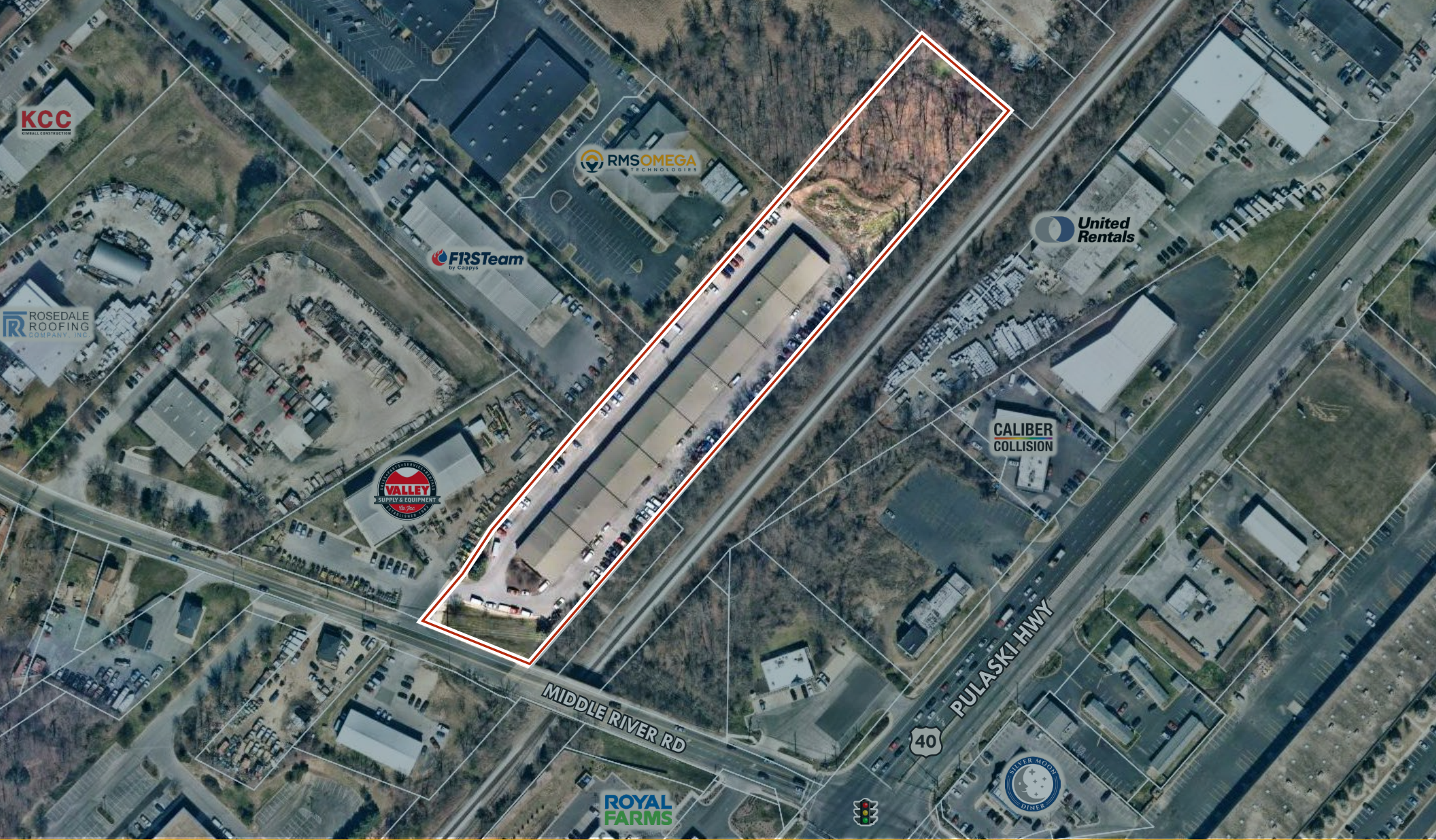
AVAILABLE:	2,800 SF - 11,200 SF (DIVISIBLE BY 2,800 SF INCREMENTS)
LOADING:	UP TO 7 12'X12' DRIVE-IN DOORS INCLUDING 3 DRIVE-THRU BAYS
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT] <i>Acceptable uses include assembly, distribution, warehouse storage, contractors office</i>
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW



# AERIAL



# LOCAL BIRDSEYE



# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 895**  
1.3 MILES  
4 MIN. DRIVE

**INTERSTATE 695**  
3.2 MILES  
9 MIN. DRIVE

**INTERSTATE 95**  
4.1 MILES  
10 MIN. DRIVE

**PORT OF BALTIMORE**  
14.6 MILES  
20 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)  
*Helen Delich Beutler*

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT  
21.7 MILES  
25 MIN. DRIVE

**BALTIMORE, MD**  
10.6 MILES  
27 MIN.

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

**PHILADELPHIA, PA**  
91.9 MILES  
1 HR. 30 MIN.



# FOR MORE INFO **CONTACT:**

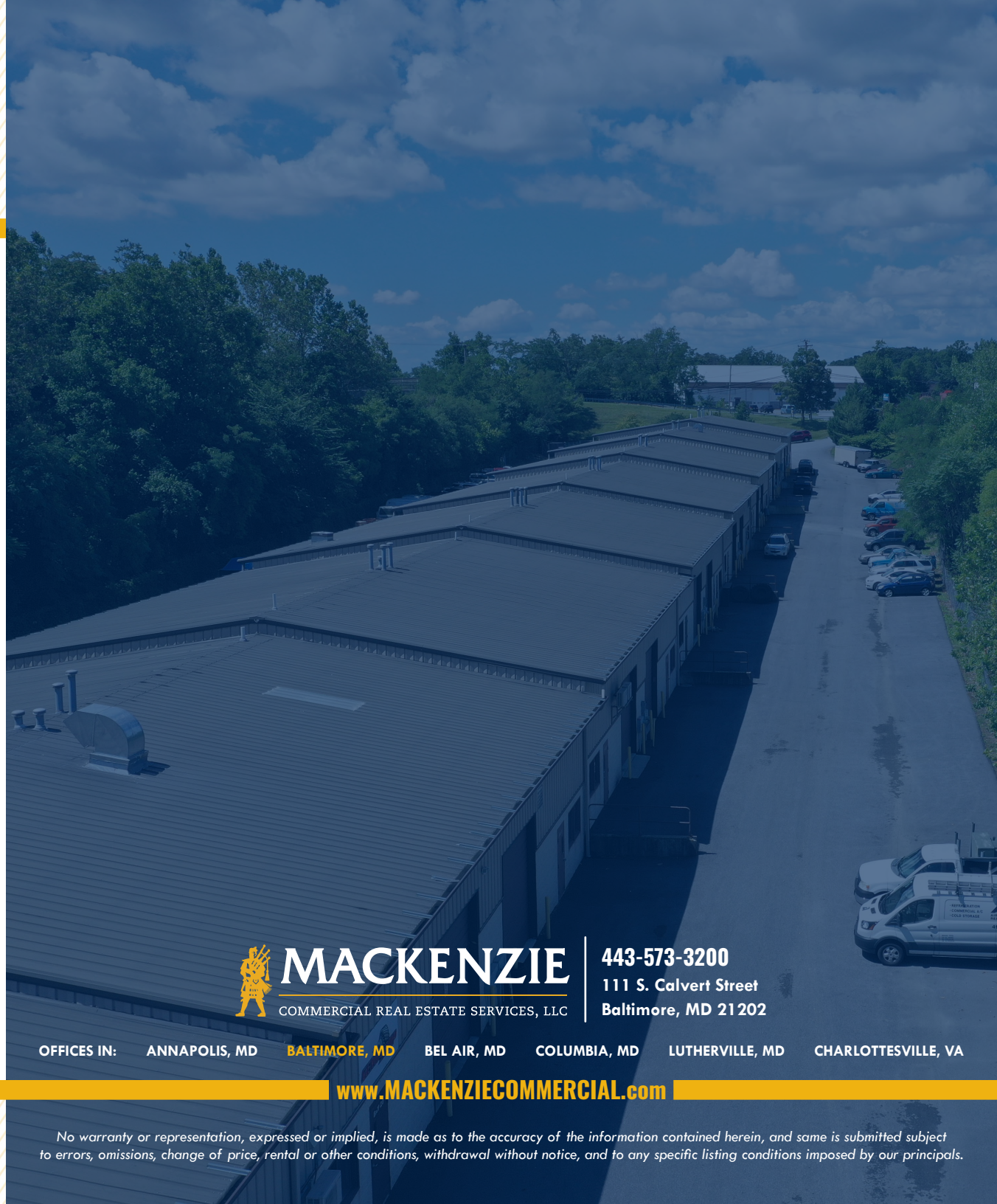


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