



# INDUSTRIAL WAREHOUSE

2301 INDUSTRY COURT | FOREST HILL, MARYLAND 21050

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 20,800 SF ± standalone warehouse building
  - » 2 drive-ins and includes 1,100 SF ± office space
- Additional 1,500 SF ± warehouse building
  - » 2 drive-ins
- Heavy power
- Oversized drive-in doors
- Crane served
- Air compressor
- Natural gas, public water and sewer

BUILDING 1:	20,800 SF ±
BUILDING 2:	1,500 SF ±
LOT SIZE:	1.85 ACRES ±
CLEAR HEIGHT:	23-24' ± (BLDG. 1)
	12-13' ± (BLDG. 2)
DRIVE-INS:	4 (OVERSIZED)
POWER:	277/480 V 3 PHASE (1200 AMPS)
ZONING:	CI (COMMERCIAL INDUSTRIAL DIST.)



# AERIAL

 DRIVE-IN



## CRANES

- » 3 (1 ton) jib cranes
- » 2 (5 ton) overhead cranes
- » 1 (6 ton) crane



# LOCAL BIRDSEYE



23



Duraclean

Cadmium

NEWPORT DR

NEWPORT CYCLES

Public Storage

JACKS SMALL ENGINES

INDUSTRY CT



# TRADE AREA

## DRIVING DISTANCE TO:

**24** 0.8 MILES  
3 MIN. DRIVE

**1** 1.9 MILES  
5 MIN. DRIVE

**95** 10.9 MILES  
16 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
31.3 MILES  
40 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

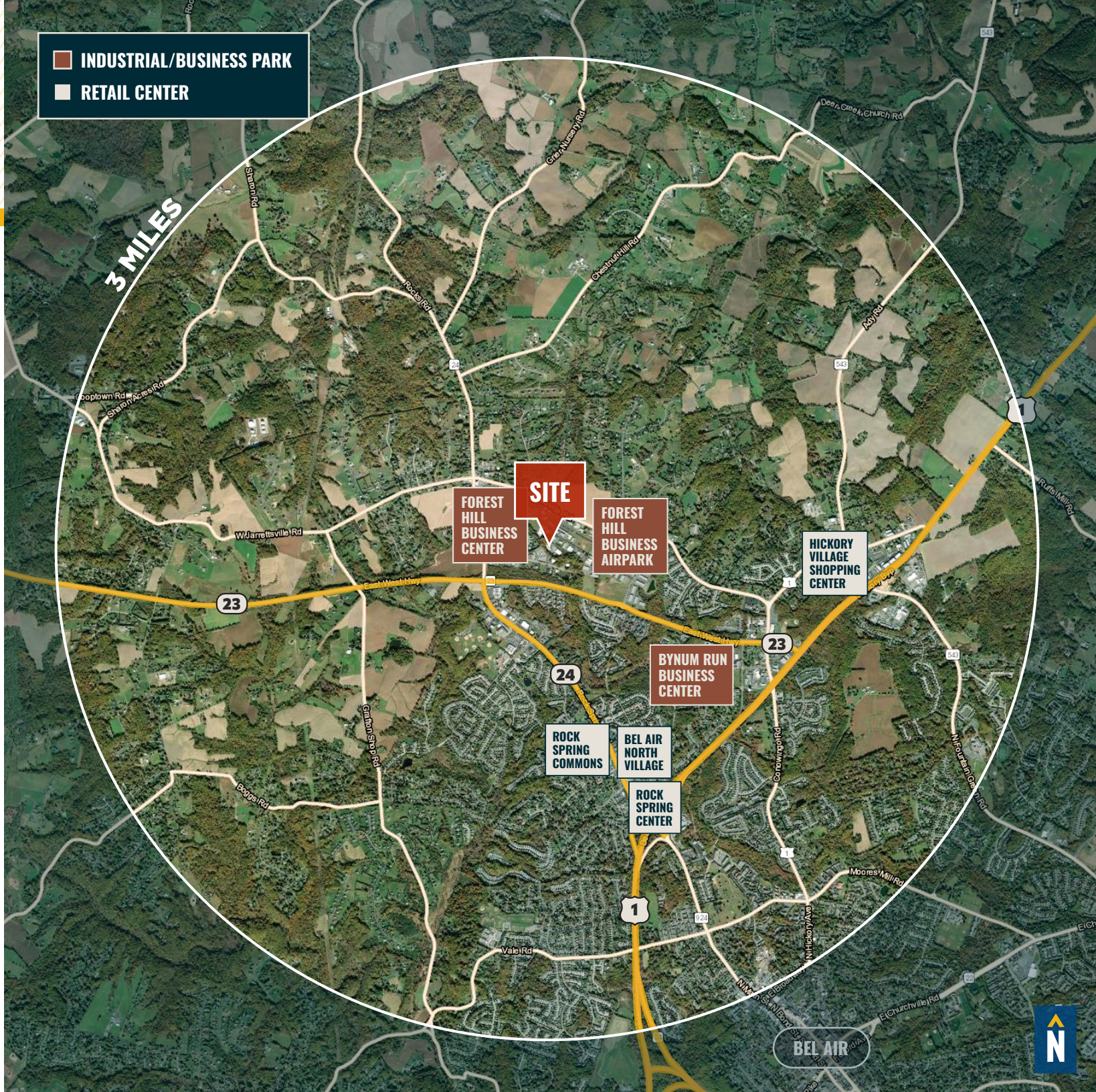
**BWI**  
BALTIMORE WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT  
40.3 MILES  
45 MIN. DRIVE

**BALTIMORE, MD** 30.5 MILES  
40 MIN.

**WASHINGTON, DC** 69.2 MILES  
1 HR. 15 MIN.

**PHILADELPHIA, PA** 82.1 MILES  
1 HR. 25 MIN.

**RICHMOND, VA** 188.0 MILES  
2 HRS. 50 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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