



# INDUSTRIAL PROPERTY

134 COCKEYSVILLE ROAD | COCKEYSVILLE, MARYLAND 21030

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Rarely available 7,979 SF  $\pm$  (between 3 buildings) industrial-zoned property on 0.68 acres  $\pm$  in Cockeysville
- Multiple oversized drive-in doors
- Ability to add freight elevator (Building 3)
- Overall property is in excellent condition
- Public utilities
- Close proximity to I-83, lending well to a wide variety of commercial and industrial uses

BUILDING 1:	1,971 SF $\pm$ (2-STORY OFFICE BLDG.)
BUILDING 2:	1,600 SF $\pm$ (SHOP/WAREHOUSE)
	CLEAR HEIGHT: 11'-14' $\pm$
	4 DRIVE-INS
BUILDING 3:	4,408 SF $\pm$ (2 STORIES)
	CLEAR HEIGHT: 16' $\pm$ (BOTTOM FLOOR)
	4 DRIVE-INS
LOT SIZE:	0.678 ACRES $\pm$
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]



COCKEYSVILLE RD

# AERIAL

 DRIVE-IN



COCKEYSVILLE RD



# ADDITIONAL PHOTOS



# LOCAL BIRDSEYE



# LOCAL BIRDSEYE

SELECT  
EVENT GROUP

UNIVERSAL  
FOAM PRODUCTS

DRD  
Pool Management

ARIOSIA  
& COMPANY

ExtraSpace  
Storage

BW Papersystems

Self  
Storage  
Plus

MARATHON  
ROOFING

STAGES  
MUSIC ARTS

BEAVER DAM RD

WILLET

FLO-TRON

A  
& Global Industries

STENERSEN LN

casella

SAFEGUARD

WILLIAMSON LN

COCKEYSVILLE RD





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## **ALTON CURRY**

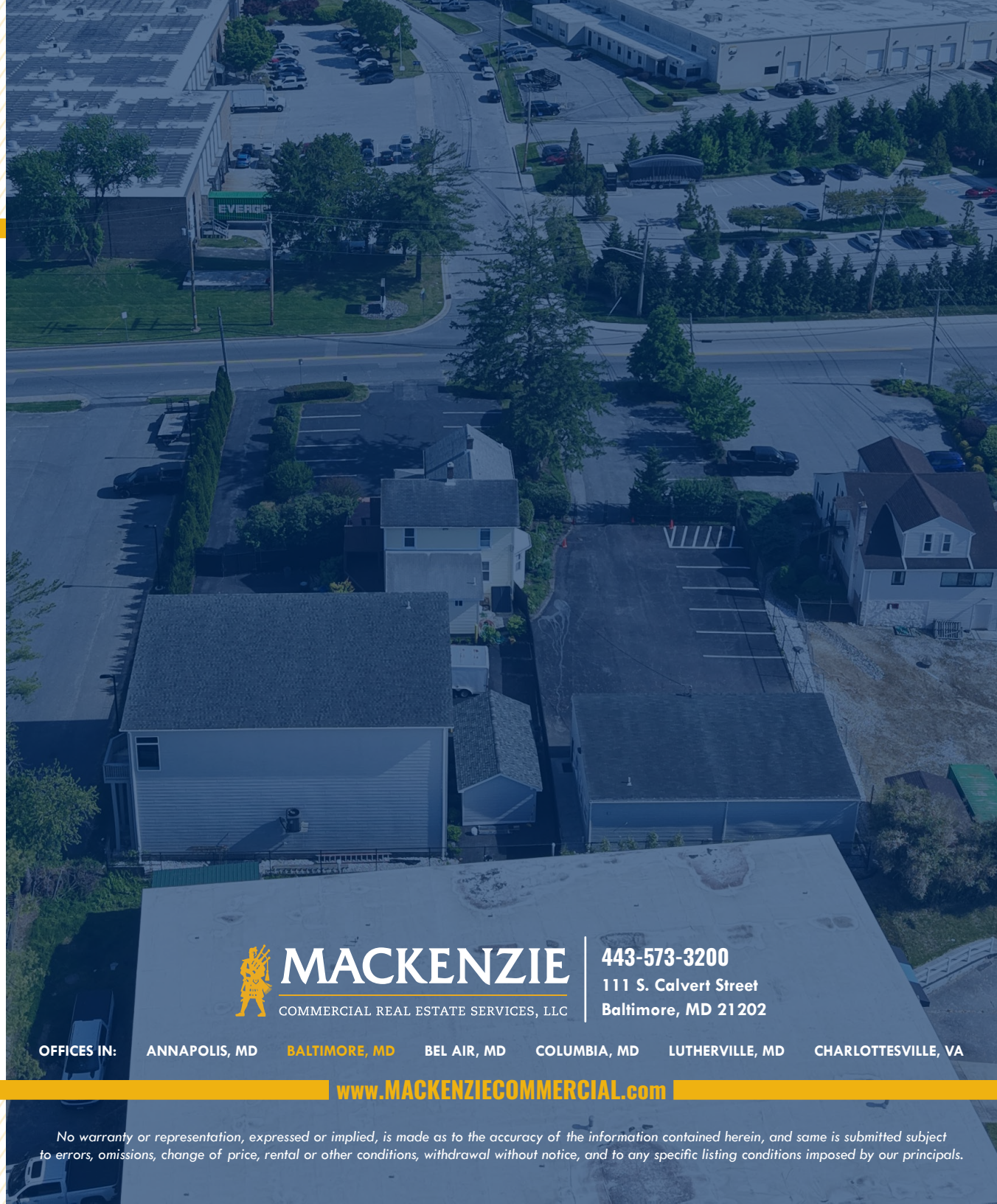
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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