



WAREHOUSE FOR LEASE

*RARELY AVAILABLE WAREHOUSE SPACE IN NW BALTIMORE COUNTY
FORMER AUTOMOTIVE SERVICE GARAGE WITH EXCESS PARKING*

PROPERTY ADDRESS:	12300 Owings Mills Boulevard, Suite 5 Owings Mills, Maryland D 21136
BUILDING SIZE:	54,150 Square Feet
AVAILABLE SPACE:	6,750 Square Feet
LOADING:	Two at Grade Drive-In Loading Doors (12' x 14' & 12' x 12')
CLEAR HEIGHT:	21' at Front, 27' at Eve – Clear Span Under Joist
ACREAGE:	3.92 Acres
ZONING:	ML-IM with “AS” Overlay
DATE AVAILABLE:	Immediately
LEASE TYPE:	Triple Net
LEASE TERM:	5 Year Minimum
LEASE RATE:	\$12.50 PSF
PASS-THRU EXPENSES:	\$1.50 PSF, Estimated for Tenant’s portion of property taxes, insurance and CAM
CONSTRUCTION:	Concrete Block with Steel Curtain and 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.
Upgraded lighting.
Ceiling fans and exhaust system.
Customer entrance with waiting area.
Existing office with customer & employee restrooms.

PROPERTY OVERVIEW: Convenient to I-795, I-695, Reisterstown Road. Excess parking adjacent to space on end of building. Special Exception in place for automotive service garage. Space is also ideal for warehouse & distribution, recreation & training, contractors, automotive service garage.

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