



# 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
- Each building is separately metered for multi-tenanting
- 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)                              |
| BUILDING 3: | 4,408 SF $\pm$ (2 STORIES)                                   |
| LOT SIZE:   | 0.678 ACRES $\pm$                                            |
| ZONING:     | ML IM (MANUFACTURING, LIGHT)<br>[INDUSTRIAL, MAJOR DISTRICT] |
| SALE PRICE: | \$2,800,000                                                  |





# AERIAL

△ DRIVE-IN



GOOGLE STREET VIEW



# ADDITIONAL WAREHOUSE PHOTOS



**BLDG. 3** 2ND FLOOR



**BLDG. 2** FRONT ELEVATION



**BLDG. 2** INTERIOR WAREHOUSE



**BLDG. 3** INTERIOR WAREHOUSE



**BLDG. 3** INTERIOR WAREHOUSE



# INTERIOR OFFICE PHOTOS





# LOCAL BIRDSEYE





**INDUSTRIAL/BUSINESS PARK**  
**RETAIL CENTER**



0.3 MILES  
**1 MIN. DRIVE**

45

0.3 MILES  
1 MIN. DRIVE

83

1.8 MILES  
4 MIN. DRIVE

695

5.6 MILES  
7 MIN. DRIVE



26.0 MILES  
**30 MIN. DRIVE**  
(FAIRFIELD MARINE TERMINAL)



28.1 MILES  
**30 MIN. DRIVE**

**BALTIMORE, MD**

16.9 MILES  
**20 MIN.**

WASHINGTON, DC

57.1 MILES  
1 HR. 0 MIN.

**PHILADELPHIA, PA**

108.0 MILES  
1 HR. 40 MIN.

## RICHMOND, VA

171.0 MILES  
**2 HRS. 30 MIN.**





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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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