



FLEX SPACE FOR LEASE

224 SCHILLING CIRCLE | HUNT VALLEY, MARYLAND 21031

FOR
LEASE



MACKENZIE

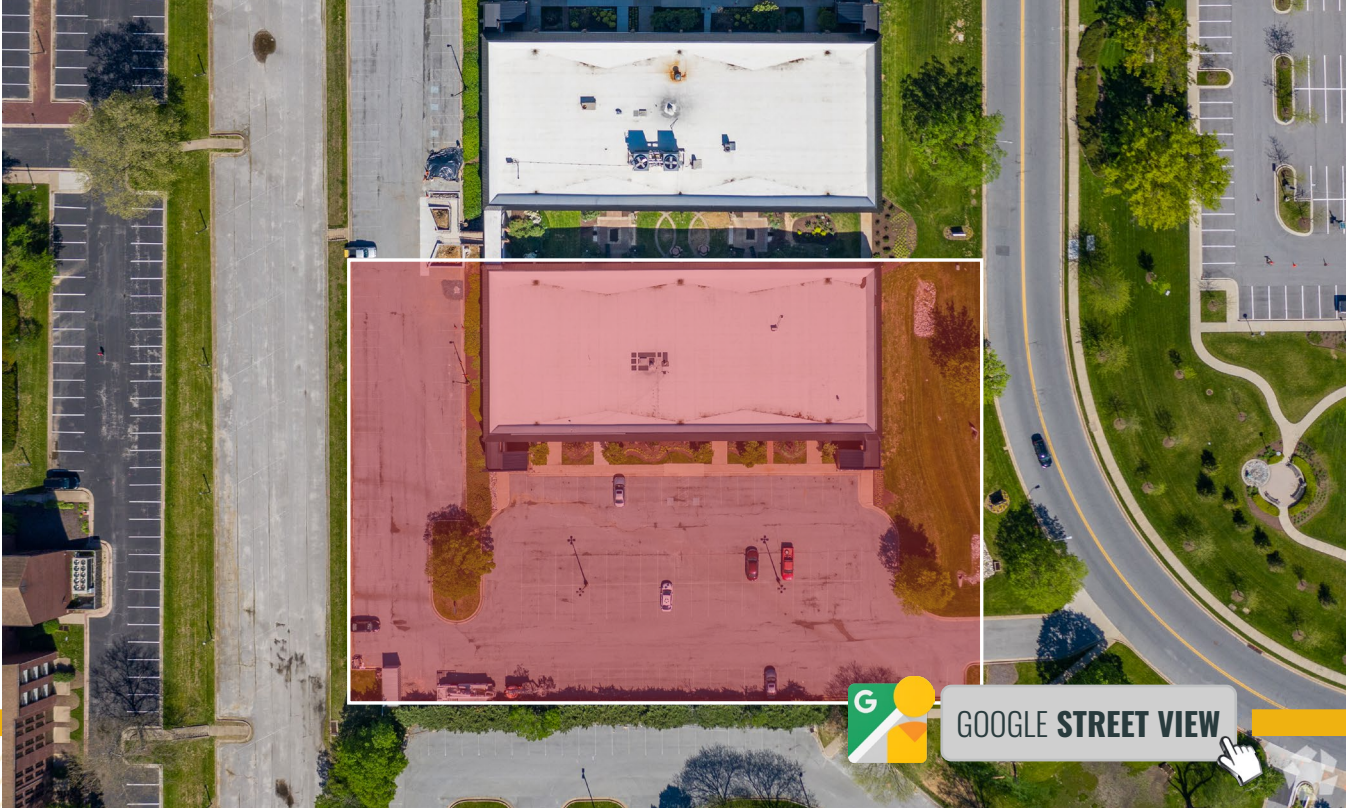
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

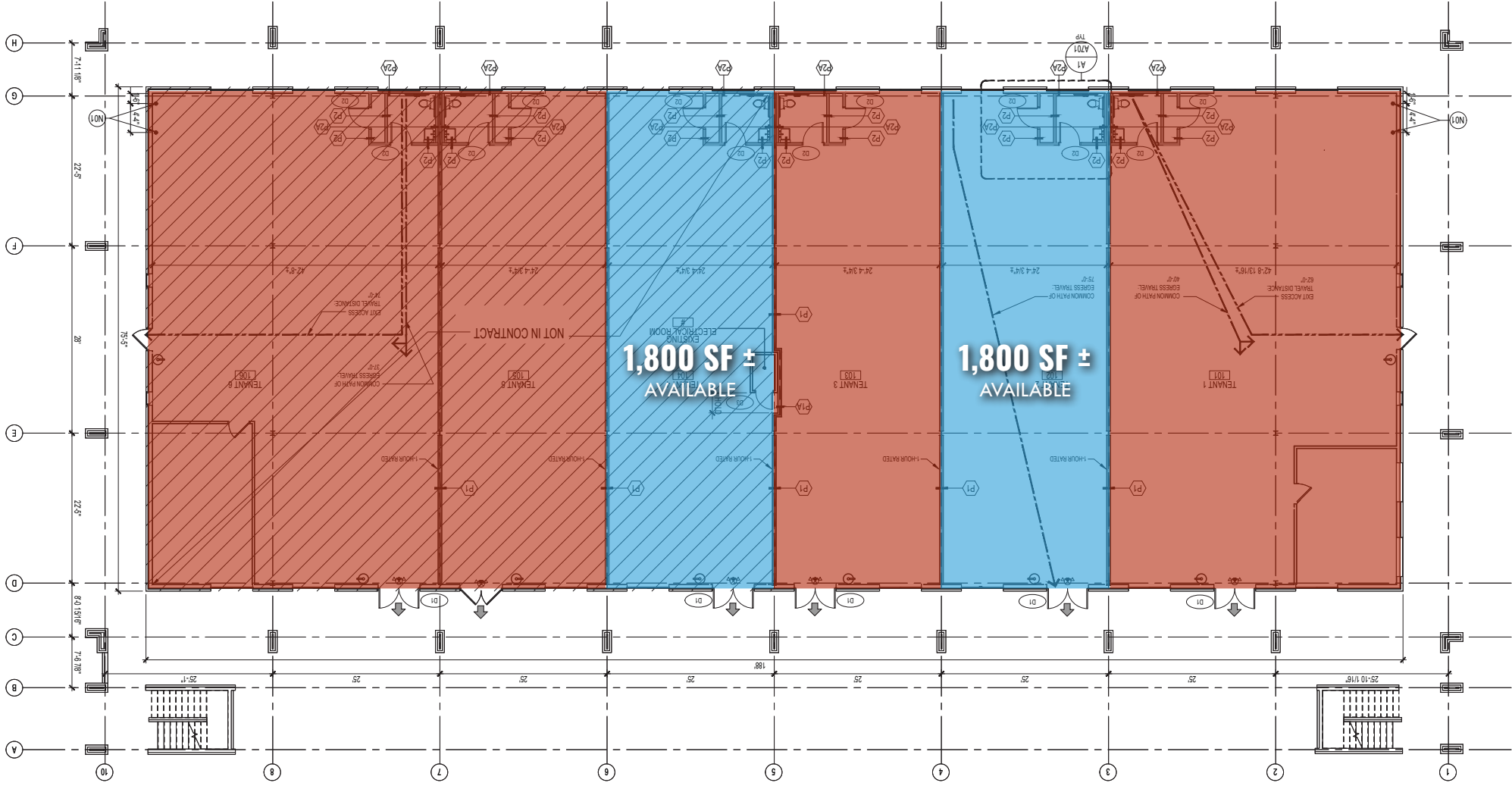
HIGHLIGHTS:

- High tech assembly space
- 10' open ceiling
- Sealed concrete floors
- New LED lighting throughout
- Abundant parking
- Close proximity to Hunt Valley Towne Center and other York Road amenities
- Easy access to I-83
- Short term leases available
- Full floor direct access opportunities
- Operating expenses: \$6.00 (including utilities)

AVAILABLE:	1,800 - 3,600 SF ±
BUILDING SIZE:	30,010 SF ±
STORIES:	2
PARKING:	5/1,000 SF
ZONING:	ML-IM (MANUFACTURING LIGHT)
OPEX:	\$6.00/SF
RENTAL RATE:	\$14.00/SF, NNN



FLOOR PLAN



LOCAL BIRDSEYE



Hunt Valley Towne Centre

- REGAL CINEMAS
- Wegmans
- DICK'S SPORTING GOODS
- california PIZZA KITCHEN
- IRON ROOSTER
- Panera BREAD
- sears
- Marshalls
- Burlington
- Chick-fil-A
- Pier 1
- Bar Louie

COURTYARD
Marriott

EMBASSY
SUITES
by HILTON

DELTA
HOTELS
MARRIOTT

SHAWAN ROAD

MCCORMICK ROAD

SCHILLING ROAD

NALLEY
FRESH

SCHILLING CIRCLE

INTERSTATE
83

INTERSTATE
83

N

MARKET AERIAL



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- REGAL CINEMAS
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- Burlington
- Bar Louie

Shawan Plaza

- Giant
- Starbucks

Ashland Marketplace

- DUNKIN'
- PA Dutch Market

SITE

Scott's Corner SC

- ORRSTOWN BANK
- GRANDIOR
- Vitas
- 21PS
- CARL'S BARBERSHOP

Walmart

Yorktowne Plaza

- DOLLAR TREE
- DUNKIN'
- FOOD LION
- RITE AID
- IHOP
- five BELOW

Church Lane Center

- TACO BELL
- Starbucks
- KIDS FIRST Swim Schools
- JOANN
- Party City
- Pizza Hut
- The Corner Stables

Roundwood Center

- Grain's
- POPPER BROS
- RITE AID
- SUNTRUST

LOWE'S

- Sams CLUB

TARGET



FOR MORE INFO **CONTACT:**



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