

# INDUSTRIAL SPACE FOR LEASE

10709 GILROY ROAD - HUNT VALLEY, MD 21031



67,312-square-foot building, zoned ML-IM

32' x 35' column spacing

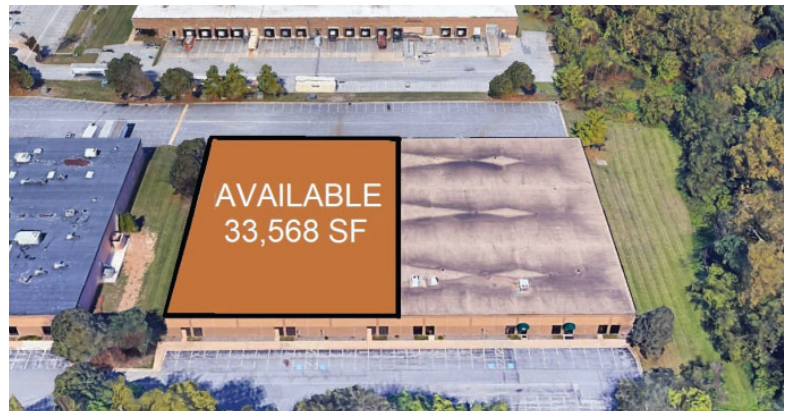
Abundant parking

400 amps, 277/480 V

Just 2 miles to I-83 and Hunt Valley Towne Centre,  
and one-half mile to the nearest Light Rail stop

## HIGHLIGHTS

- 33,568 SF available with 1,750± SF of new spec office space
- 18' clear height
- 4 loading docks; Ample truck court
- Wet sprinkler system
- Operating Expenses estimated at \$2.27 PSF



### FOR MORE INFORMATION PLEASE CONTACT:

**Paul F. Obrecht, III, SIOR**

443-330-4802 | pfbrechtiii@blueobrecht.com

**Ned Brady**

443-330-4804 | nbrady@blueobrecht.com

**Eric Skogmo**

443-330-4804 | eskogmo@blueobrecht.com



[instagram.com/blueobrecht](https://www.instagram.com/blueobrecht)



[linkedin.com/company/blue&obrecht](https://www.linkedin.com/company/blue&obrecht)



[www.blueobrecht.com](http://www.blueobrecht.com)



410-561-5568

# 10709 GILROY ROAD INDUSTRIAL SPACE FOR LEASE

**FOR MORE INFORMATION PLEASE CONTACT:**

**Paul F. Obrecht, III, SIOR**  
Direct: 443-330-4802  
pfobrechti@blueobrecht.com

**Ned Brady**  
Direct: 43-330-4804  
nbrady@blueobrecht.com

**Eric Skogmo**  
Direct: 443-330-4804  
eskogmo@blueobrecht.com

**PROPERTY OWNED BY:**



**Joe Nassib**  
Senior Leasing Manager  
Direct: 484-713-2047  
jnassib@FIRT.com  
First Industrial Realty Trust  
17 East Gay Street, Suite 302  
West Chester, PA 19380

