

# INDUSTRIAL FOR LEASE

## 6210 DAYS COVE ROAD

White Marsh, MD 21162

Available: 42,000 SF



### LISTING DATA

**AVAILABLE SF:** 42,000 SF

### ECONOMIC DATA

**LEASE RATE:** Call For Info

### PROPERTY INFORMATION

**COUNTY:** Baltimore

**MARKET:** Baltimore

**SUBMARKET:** Baltimore County East

### BUILDING DATA

**TOTAL BUILDING SF:** 102,000 SF

**YEAR BUILT:** 2016/2019

**ZONING:** ML

### LOCATION OVERVIEW

- Directly off of Rt 40
- 4 miles to I-95
- 15 miles to Baltimore

### PROPERTY HIGHLIGHTS

- 9 dock doors
- Oversized drive-in
- Abundant parking
- ESFR sprinkler system
- 120' truck court
- 2,000 SF office
- 24' clear height
- LED warehouse lighting
- 20 miles to the Port of Baltimore
- 480/277v 4w 3ph



Allan Riorda, SIOR  
President & Principal  
443.741.4040  
ariorda@lee-associates.com

Eric Skogmo  
Associate  
443.741.4052  
eskogmo@lee-associates.com

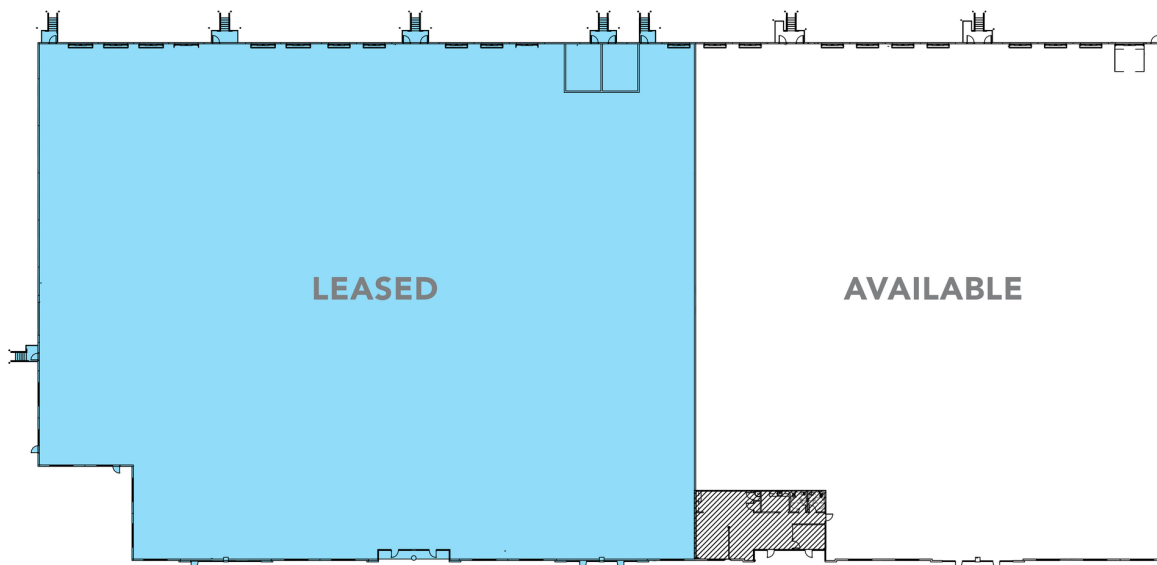
Ned Brady  
Principal  
410.630.4797  
nbrady@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# INDUSTRIAL FOR LEASE 6210 DAYS COVE ROAD

White Marsh, MD 21162

Available: 42,000 SF



Allan Riorda, SIOR  
President & Principal  
443.741.4040  
ariorda@lee-associates.com

Eric Skogmo  
Associate  
443.741.4052  
eskogmo@lee-associates.com

Ned Brady  
Principal  
410.630.4797  
nbrady@lee-associates.com

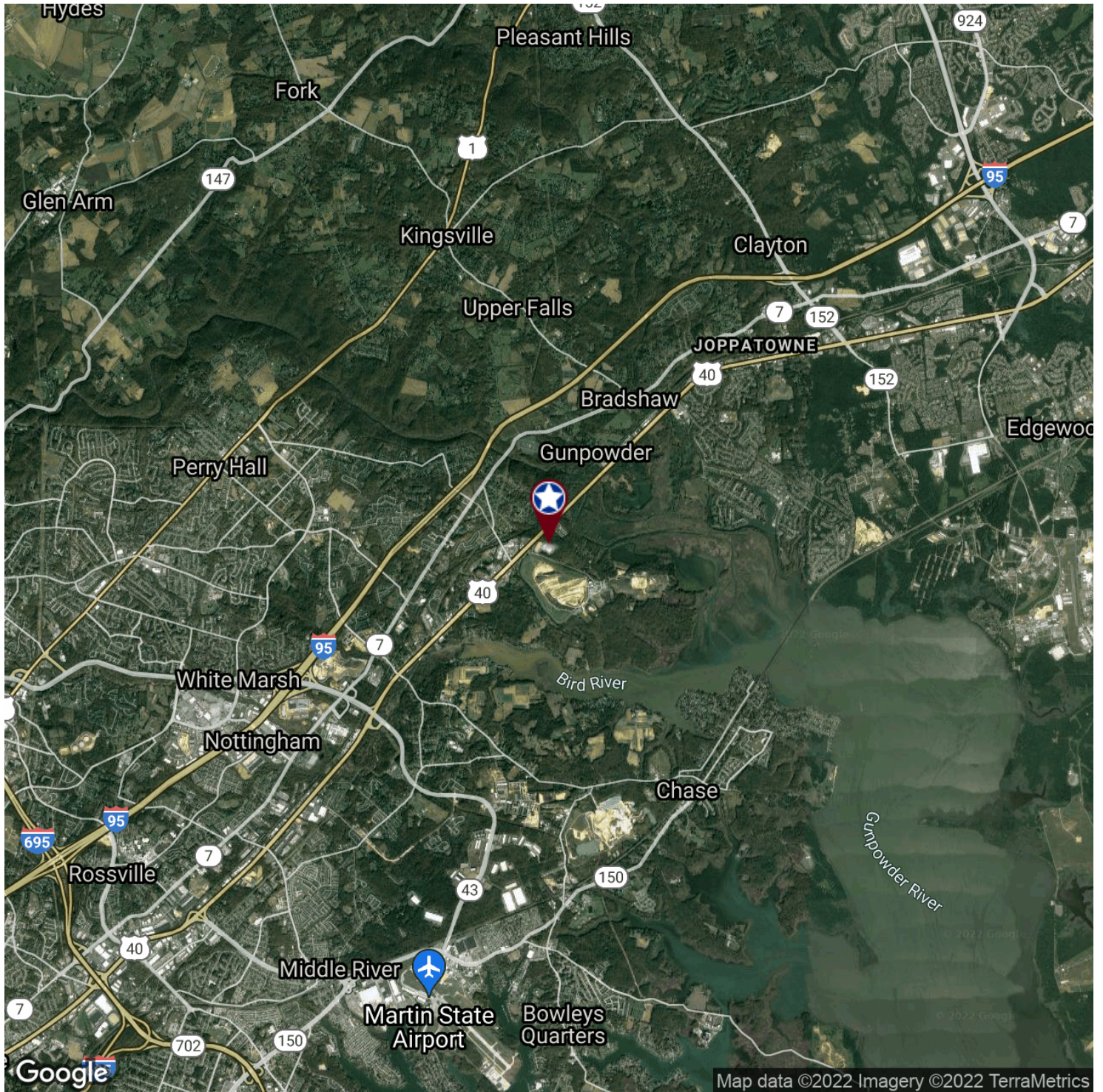
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# INDUSTRIAL FOR LEASE 6210 DAYS COVE ROAD

White Marsh, MD 21162

Available: 42,000 SF

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Allan Riorda, SIOR  
President & Principal  
443.741.4040  
ariorda@lee-associates.com

Eric Skogmo  
Associate  
443.741.4052  
eskogmo@lee-associates.com

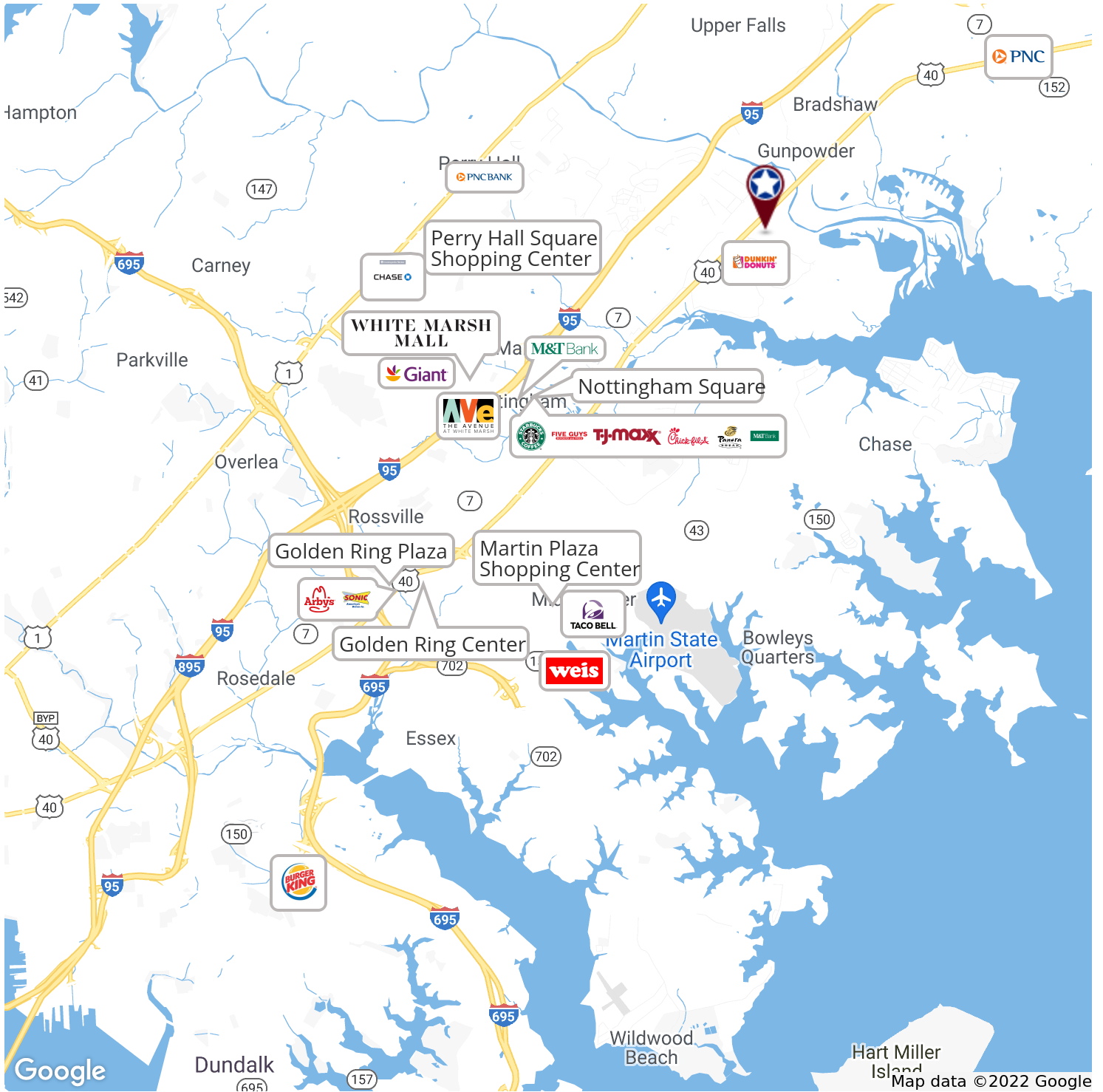
Ned Brady  
Principal  
410.630.4797  
nbrady@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# INDUSTRIAL FOR LEASE 6210 DAYS COVE ROAD

White Marsh, MD 21162

Available: 42,000 SF



**Allan Riorda, SIOR**  
President & Principal  
443.741.4040  
ariorda@lee-associates.com

**Eric Skogmo**  
Associate  
443.741.4052  
eskogmo@lee-associates.com

**Ned Brady**  
Principal  
410.630.4797  
nbrady@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# INDUSTRIAL FOR LEASE

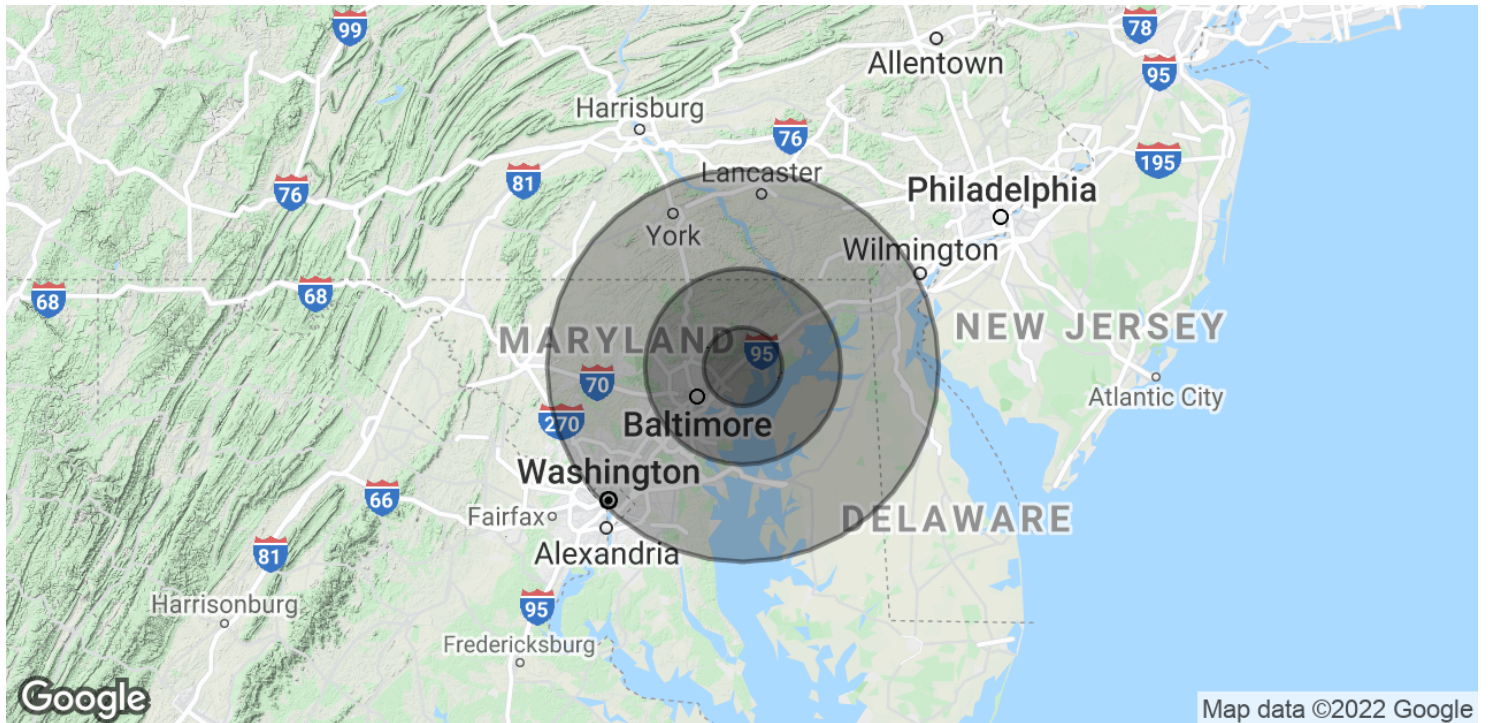
## 6210 DAYS COVE ROAD

White Marsh, MD 21162

Available: 42,000 SF



COMMERCIAL REAL ESTATE SERVICES



### POPULATION

	10 MILES	25 MILES	50 MILES
Total Population	398,018	2,189,937	5,616,077
Average Age	38.5	37.9	37.7
Average Age (Male)	36.9	36.3	36.4
Average Age (Female)	39.8	39.1	38.8

### HOUSEHOLDS & INCOME

	10 MILES	25 MILES	50 MILES
Total Households	154,278	843,167	2,092,056
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$78,701	\$74,635	\$83,890
Average House Value	\$295,376	\$310,026	\$337,817

\* Demographic data derived from 2010 US Census

Allan Riorda, SIOR  
 President & Principal  
 443.741.4040  
 ariorda@lee-associates.com

Eric Skogmo  
 Associate  
 443.741.4052  
 eskogmo@lee-associates.com

Ned Brady  
 Principal  
 410.630.4797  
 nbrady@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.