CUSHMAN & WAKEFIELD

11,869 SF AVAILABLE

FOR SALE

25

SCHILLING ROAD



11,869 SF AVAILABLE

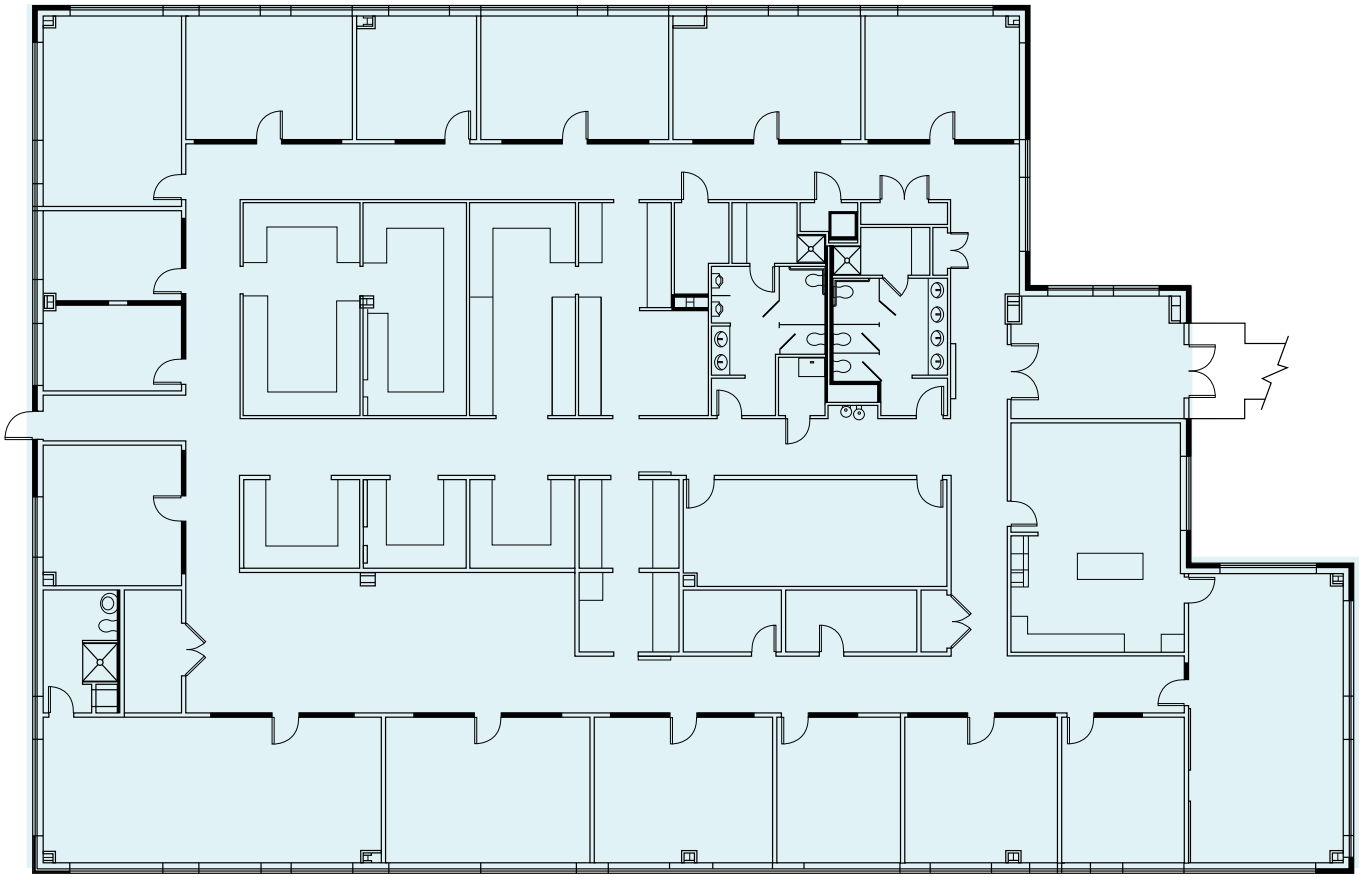
FOR SALE

25

SCHILLING ROAD

25 SCHILLING ROAD, HUNT VALLEY, MD

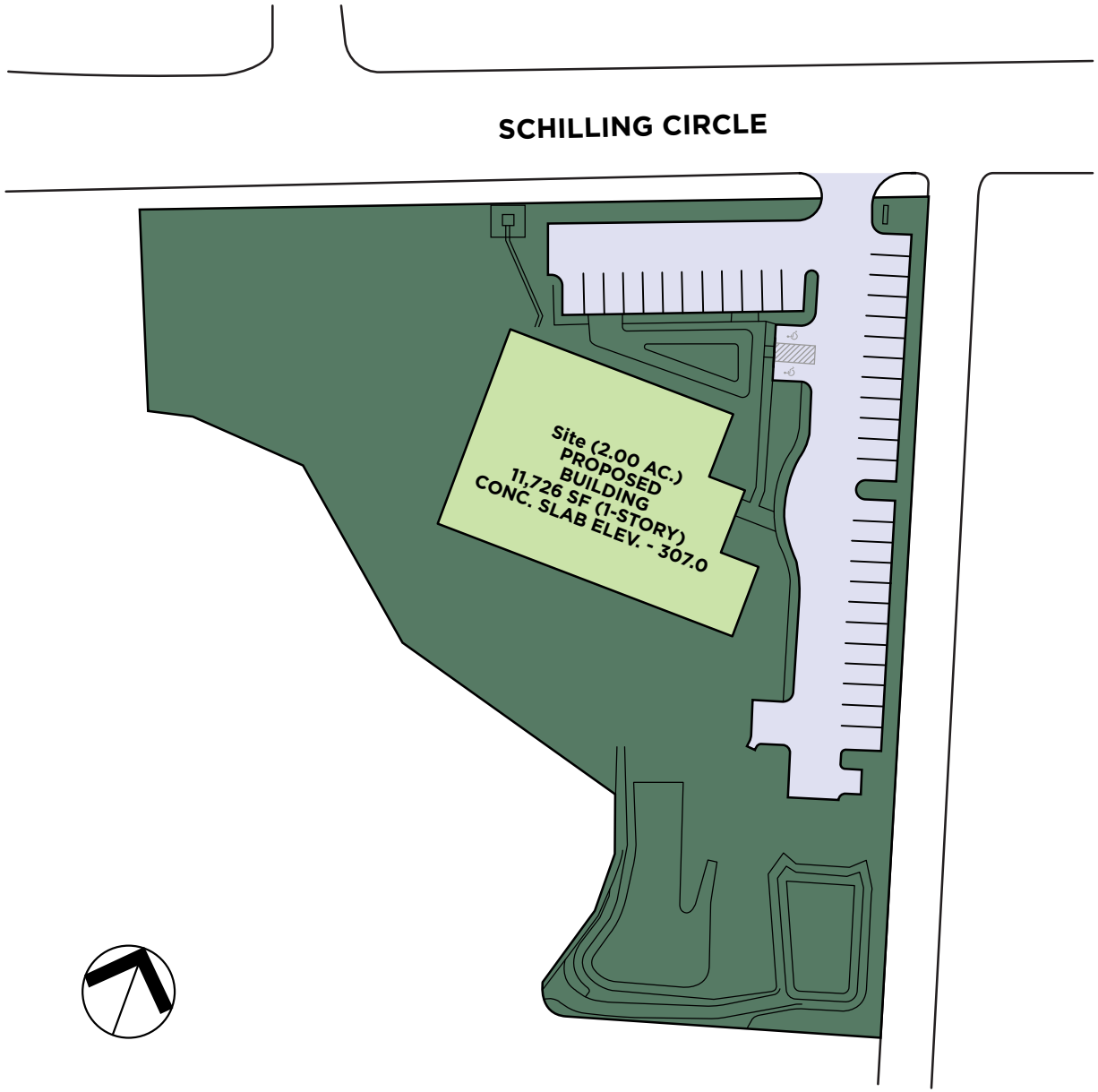
PROPERTY HIGHLIGHTS



- SINGLE-STORY BRICK OFFICE BUILDING LOCATED IN HUNT VALLEY
- MIX OF PERIMETER PRIVATE OFFICES, OPEN WORK AREA, CENTRAL RESTROOM CORE AND BREAKROOM
- SURFACE PARKING ON SITE WITH FRONTAGE ALONG SCHILLING ROAD
- ADJACENT TO THE BGE SHAWAN ROAD SUBSTATION
- WALKING DISTANCE TO HUNT VALLEY LIGHT RAIL (TOD)

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SITE PLAN



SPECIFICATIONS

BUILT: 2008

LAND AREA: 2.0 AC

ZONING: ML-IM

CLASS A OFFICE SPACE

ADDITIONAL FAR IS POSSIBLE ON THE 2.0 ACRE SITE

UP TO ±8,000 SQUARE FEET OF ADDITIONAL SINGLE-STORY PRODUCT PLANNED









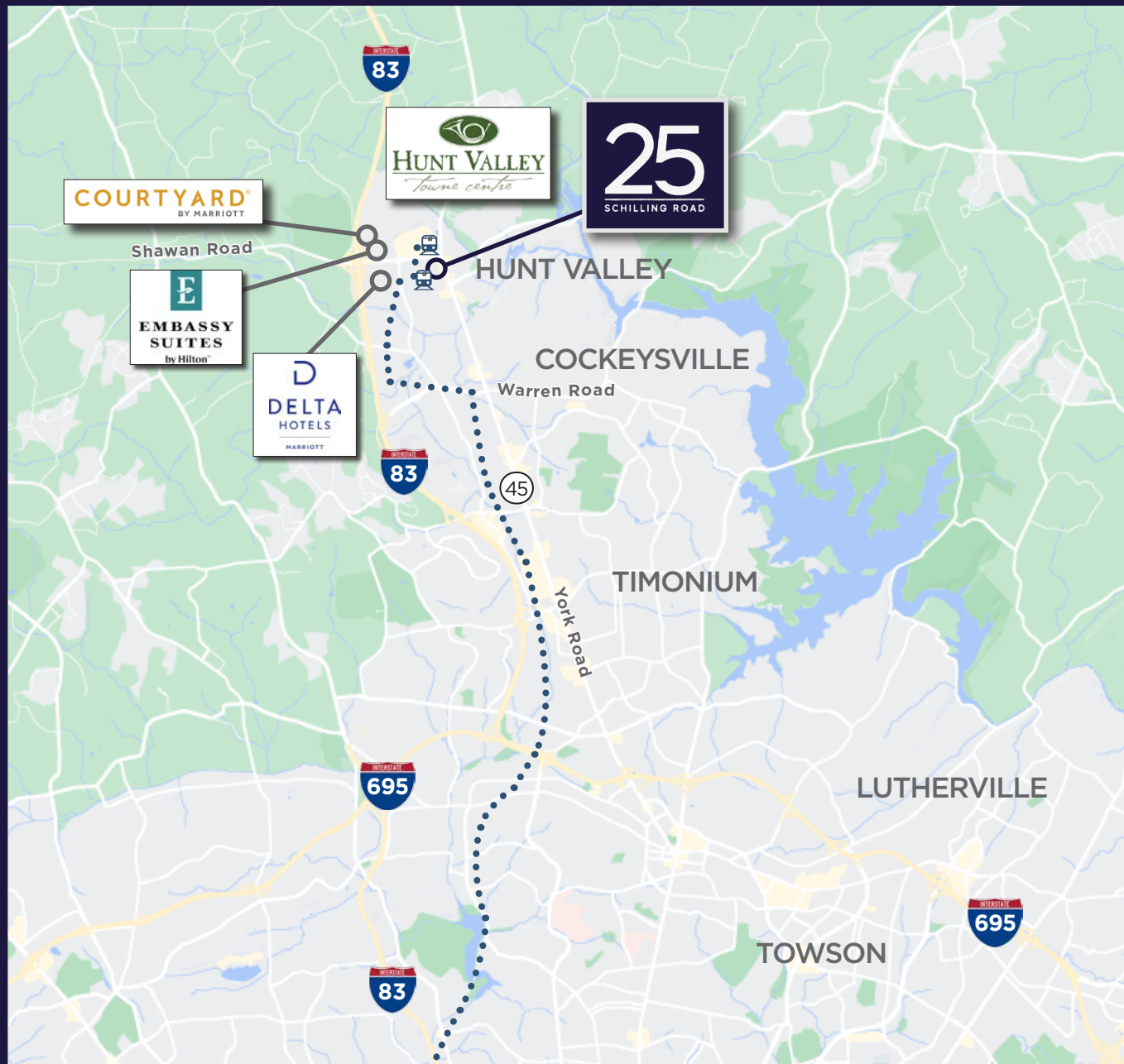




25 SCHILLING ROAD
HUNT VALLEY, MD

LOCATED 6 MILES NORTH OF I-695 ON SCHILLING ROAD BETWEEN I-83 AND YORK ROAD

SURROUNDED BY ONE OF THE REGION'S LARGEST EMPLOYMENT CENTERS WITH MORE THAN 7 MILLION SF OF OFFICE SPACE, 5 HOTELS, AND 80,000 DAILY WORKERS



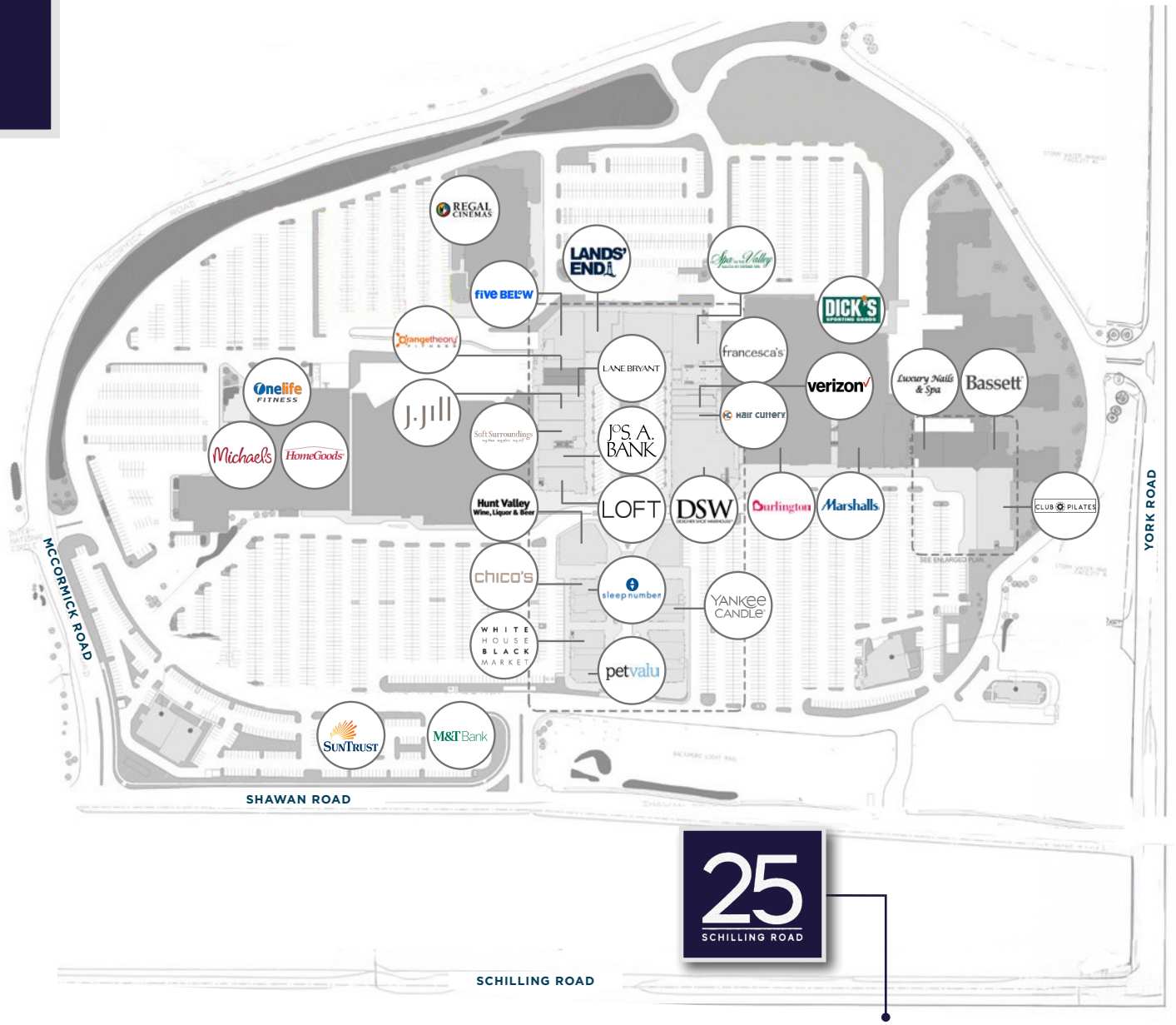
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SCHILLING ROAD

HUNT VALLEY TOWNE CENTRE
SHOPS, ENTERTAINMENT, & SERVICES



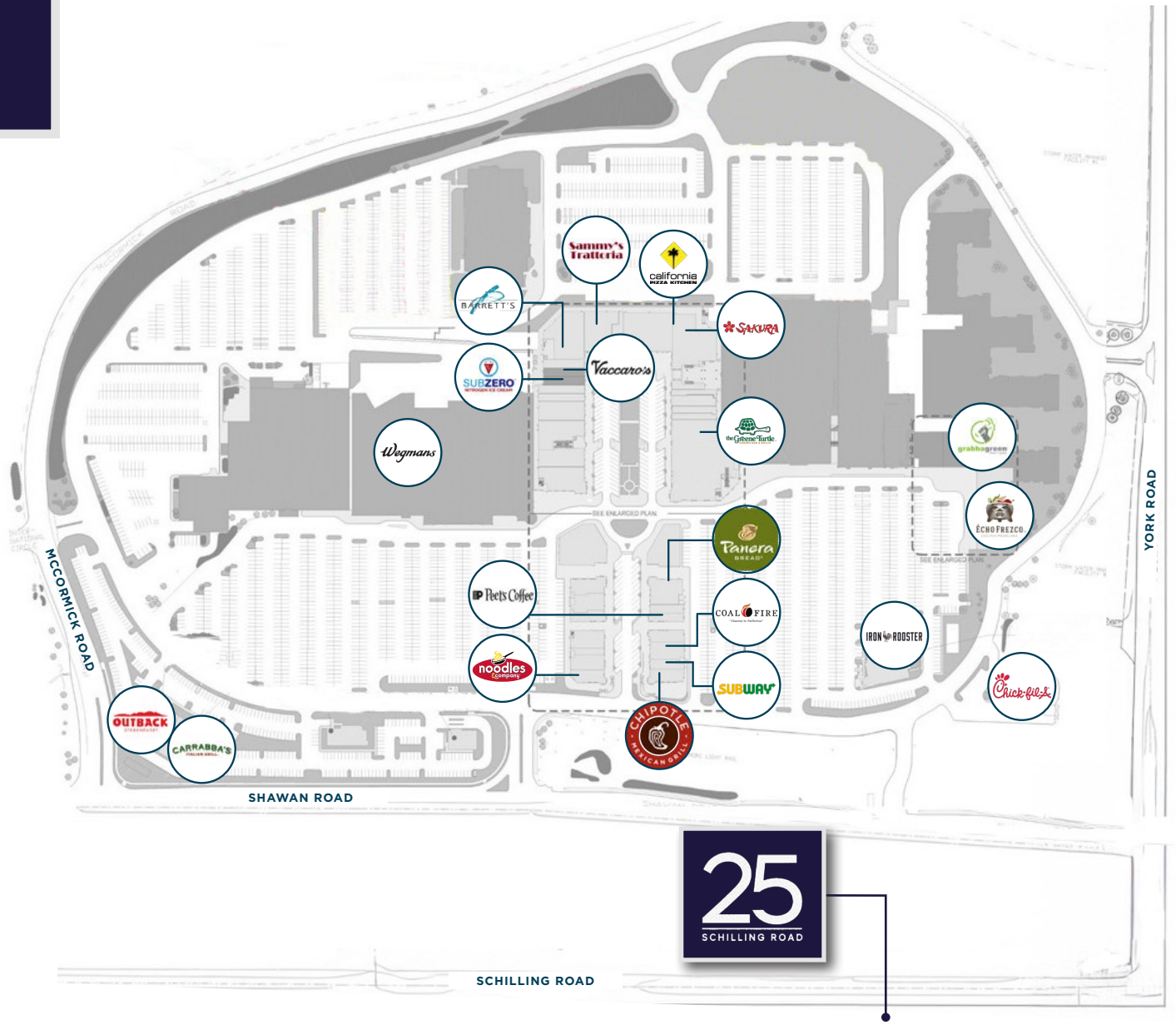
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SCHILLING ROAD

HUNT VALLEY TOWNE CENTRE RESTAURANTS



CUSHMAN & WAKEFIELD

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25 SCHILLING ROAD



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