

An aerial photograph of an industrial park in Hunt Valley, MD. A large white arrow-shaped graphic points to a specific 35-acre site within the park. The site is currently undeveloped, showing a mix of trees and open land. Surrounding the site are various industrial buildings, parking lots, and roads. The text is overlaid on the top left of the image.

**~35 ACRE**

**INFILL DEVELOPMENT SITE  
HUNT VALLEY, MD**

**EXECUTIVE SUMMARY**





Jones Lang LaSalle, a Maryland licensed real estate broker ("JLL"), is pleased to offer for sale a prime ~ 35 acre (~19.9 developable) development opportunity (the "Property") in Hunt Valley, Maryland. Hunt Valley is located directly north of Baltimore City and has historically been Baltimore's strongest performing industrial and flex market. The Property is less than one mile from I-83, offering North/South access to I-695 and the Baltimore-Washington Corridor.

The Property is currently zoned ML-IM (Light Industrial) but has the potential to be rezoned to accommodate residential, mixed-use or multifamily uses based on surrounding demographics. The Property offers investors an unparalleled opportunity to acquire strategically located land and the flexibility to develop a variety of different uses.

## PROPERTY DETAILS

Address	11050 York Road Cockeysville, MD 21030
Planning Jurisdiction	Baltimore County
Total Acreage/Developable	~35 acres total /~19.9 developable*
Current Use	Undevelopment land and legacy office building.
Zoning	ML-IM (Light Industrial)
Development Potential	TBD - approx. 235,000 sq.ft of industrial based existing zoning.
By-Right Uses	Zoned Light Industrial. Other uses possible by upzoning or PUD.

\* Final Area to be determined following delineation of environmental areas and final lot line



**~35 ACRE**  
INFILL DEVELOPMENT SITE



**COURTYARD**  
BY MARRIOTT

**HUNT VALLEY**  
*towne centre*

**Wegmans**

**BANK OF AMERICA**

**Residence INN**  
BY MARRIOTT

**McCormick**  
World Headquarters

**28,000+  
Vehicles  
Per Day**

**JMPT**

**SHAWAN ROAD**

**YORK ROAD**



**1,470 LINEAR FEET**

## OUTSTANDING NEARBY DEMOGRAPHICS

	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	37,859	71,821	426,301
Median Age	42.8	46.1	41.2
Median HH Income	\$76,688	\$94,021	\$78,277
Averag HH Income	\$116,036	\$141,529	\$115,241
Projected Population 2026	38,022	72,145	426,572

## INVESTMENT HIGHLIGHTS



35-acre (~19.9 developable) land parcel currently zoned ML-IM (Light Industrial)



Opportunity to develop differentiating product in a submarket with industrial occupancy at 93.6 %, average asking rates at \$11.93 NNN and average age of competing product exceeding 49 years.



Sought-after location with superior transportation access to interstate highways and mass transit



Extremely tight industrial submarket occupancy fundamentals



Land constrained market with limited opportunities for future industrial development



Outstanding visibility and access - Over 1,700 linear feet of frontage facing York Road and over 28,000 VPD

**LAND & OFFICE  
BUILDING OFFERED  
FOR SALE**  
~19.9 ACRES  
INCLUDED IN  
OFFERING

**FLOOD PLAIN**  
~14.78 ACRES  
INCLUDED IN  
OFFERING

**SITE BREAKDOWN – FOLLOWING SUBDIVISION**

*\*Final Area to be determined following delineation of environmental areas and final lot line*





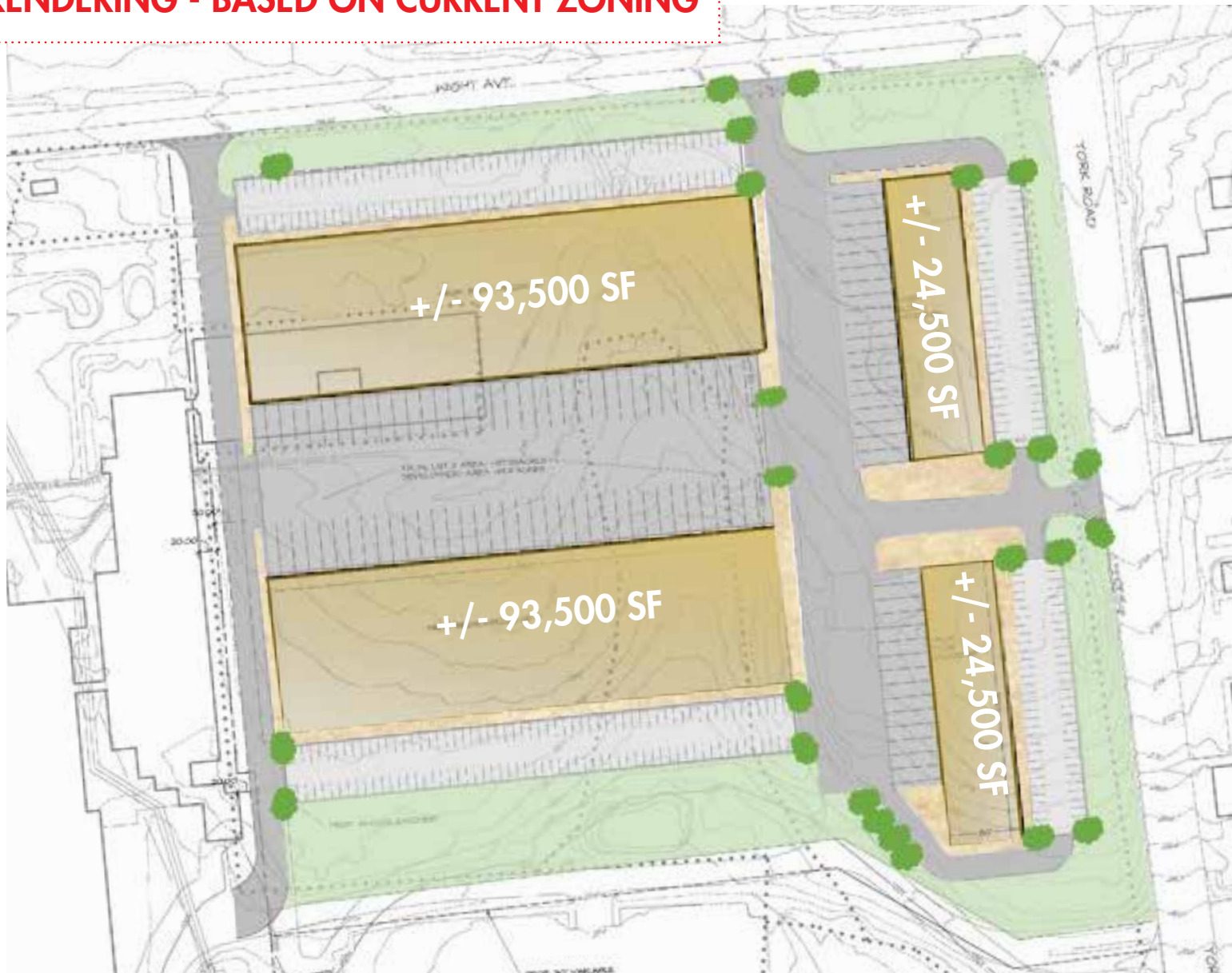
**SUBJECT PROPERTY**

# PROMINENT HUNT VALLEY, MARYLAND LOCATION

- Several major highways service the Property, including I-83, the primary north/south commercial artery that runs from downtown Baltimore towards Pennsylvania. I-83 intersects with the Baltimore Beltway (I-695), which is just 6.5 miles south of the Property.
- The Baltimore Beltway offers convenient vehicular access to I-95 as well as other major roadways servicing the metropolitan area. The building is also served by public bus service operated by the Maryland Transportation Authority. Light Rail Service is available at the nearby Hunt Valley Towne Centre.
- Within 5-miles of 11050 York Road, there are numerous shopping centers such as, Hunt Valley Town Centre. A 900,000 square foot "main street" retail center, anchored by Wegmans grocery store, and including Regal Theaters, DSW Shoes, Dicks Sporting Goods, Lowe's, Burlington Coat Factory, and multiple restaurants. To the south of the Property, Walmart, Target, Home Depot, and Sam's Club, are all within a 10-minute drive.

# POTENTIAL INDUSTRIAL DEVELOPMENT SITE LAYOUT

## SITE RENDERING - BASED ON CURRENT ZONING









8 MILES TO  
TOWSON

7 MILES TO  
BALTIMORE BELTWAY



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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

