# FOR LEASE & SALE

Baltimore County, MD

Greenspring Realty Partners

# INDUSTRIAL SERVICE FACILITY WITH OUTDOOR STORAGE

*IN PRIME RETAIL CORRIDOR*

1526 E. JOPPA ROAD TOWNSON, MARYLAND 21286

GREENSPRING REALTY PARTNERS

**GORAL KHATTA**
p: (443) 285-9775
e: Goral@GreenspringRealty.com

**DAN FLAMHOLZ**
p: (410) 977-4738
e: Dan@GreenspringRealty.com

**MATT JACKSON**
p: (443) 608-4596
e: Matt@GreenspringRealty.com

**BALTIMORE OFFICE**
a: 1212 York Road, Suite C 300, Lutherville, MD 21093
www.greenspringrealty.com

# FOR LEASE & SALE

Baltimore County, MD

## INDUSTRIAL SERVICE FACILITY WITH OUTDOOR STORAGE

IN PRIME RETAIL CORRIDOR

1526 E. JOPPA ROAD, TOWNSON, MARYLAND 21286

Greenspring Realty Partners

### BUILDING SIZE
6,100 sf ±

### LOT SIZE
2.09 Acres

### ZONING
BR (Business Roadside)

### CEILING HEIGHTS
20 ft Clear

### LOADING
4 Drive-In Doors (14 ft high)

### SALE PRICE
Unpriced

### HIGHLIGHTS

- Nestled within Towson Business Center and Orchard Business Park
- Located within a prime retail corridor (E. Joppa Road)
- Existing cell tower lease/ income in place
- Easy access to I-695 and I-83
- Convenient to Downtown Towson and many amenities

GREENSPRING REALTY PARTNERS


**GORAL KHATTA**
p: (443) 285-9775
e: Goral@GreenspringRealty.com

**DAN FLAMHOLZ**
p: (410) 977-4738
e: Dan@GreenspringRealty.com

**MATT JACKSON**
p: (443) 608-4596
e: Matt@GreenspringRealty.com

**BALTIMORE OFFICE**
a: 1212 York Road, Suite C 300, Lutherville, MD 21093
www.greenspringrealty.com

# FOR LEASE & SALE

Baltimore County, MD

# AERIAL

1526 E. JOPPA ROAD, TOWNSON, MARYLAND 21286

Greenspring Realty PARTNERS

GREENSPRING REALTY PARTNERS

**GORAL KHATTA**
p: (443) 285-9775
e: Goral@GreenspringRealty.com

**DAN FLAMHOLZ**
p: (410) 977-4738
e: Dan@GreenspringRealty.com

**MATT JACKSON**
p: (443) 608-4596
e: Matt@GreenspringRealty.com

**BALTIMORE OFFICE**
a: 1212 York Road, Suite C 300, Lutherville, MD 21093
www.greenspringrealty.com

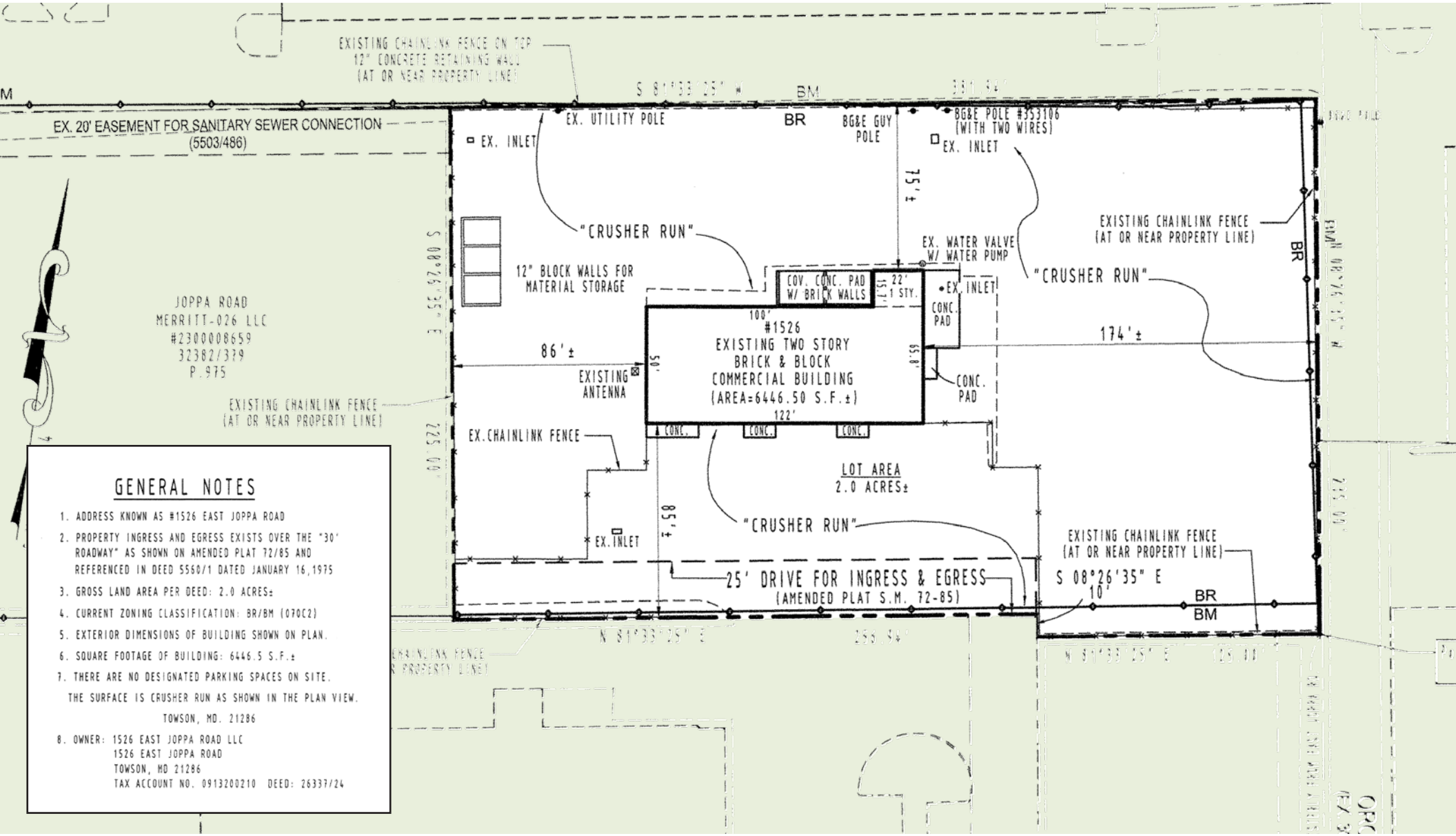
# FOR LEASE & SALE

Baltimore County, MD

# SURVEY

1526 E. JOPPA ROAD, TOWNSON, MARYLAND 21286

Greenspring Realty Partners




## GENERAL NOTES

1. ADDRESS KNOWN AS #1526 EAST JOPPA ROAD
2. PROPERTY INGRESS AND EGRESS EXISTS OVER THE "30' ROADWAY" AS SHOWN ON AMENDED PLAT 72/85 AND REFERENCED IN DEED 5560/1 DATED JANUARY 16,1975
3. GROSS LAND AREA PER DEED: 2.0 ACRES±
4. CURRENT ZONING CLASSIFICATION: BR/BM (070C2)
5. EXTERIOR DIMENSIONS OF BUILDING SHOWN ON PLAN.
6. SQUARE FOOTAGE OF BUILDING: 6446.5 S.F.±
7. THERE ARE NO DESIGNATED PARKING SPACES ON SITE. THE SURFACE IS CRUSHER RUN AS SHOWN IN THE PLAN VIEW.

   TOWSON, MD. 21286
8. OWNER: 1526 EAST JOPPA ROAD LLC
   1526 EAST JOPPA ROAD
   TOWSON, MD 21286
   TAX ACCOUNT NO. 0913200210 DEED: 26337/24


GRP GREENSPRING REALTY PARTNERS

**GORAL KHATTA**
p: (443) 285-9775
e: Goral@GreenspringRealty.com

**DAN FLAMHOLZ**
p: (410) 977-4738
e: Dan@GreenspringRealty.com

**MATT JACKSON**
p: (443) 608-4596
e: Matt@GreenspringRealty.com

**BALTIMORE OFFICE**
a: 1212 York Road, Suite C 300, Lutherville, MD 21093
www.greenspringrealty.com

# FOR LEASE & SALE

Baltimore County, MD

# AERIAL LOCATION MAP

1526 E. JOPPA ROAD, TOWNSON, MARYLAND 21286

Greenspring Realty Partners

GREENSPRING REALTY PARTNERS

**GORAL KHATTA**
p: (443) 285-9775
e: Goral@GreenspringRealty.com

**DAN FLAMHOLZ**
p: (410) 977-4738
e: Dan@GreenspringRealty.com

**MATT JACKSON**
p: (443) 608-4596
e: Matt@GreenspringRealty.com

**BALTIMORE OFFICE**
a: 1212 York Road, Suite C 300, Lutherville, MD 21093
www.greenspringrealty.com

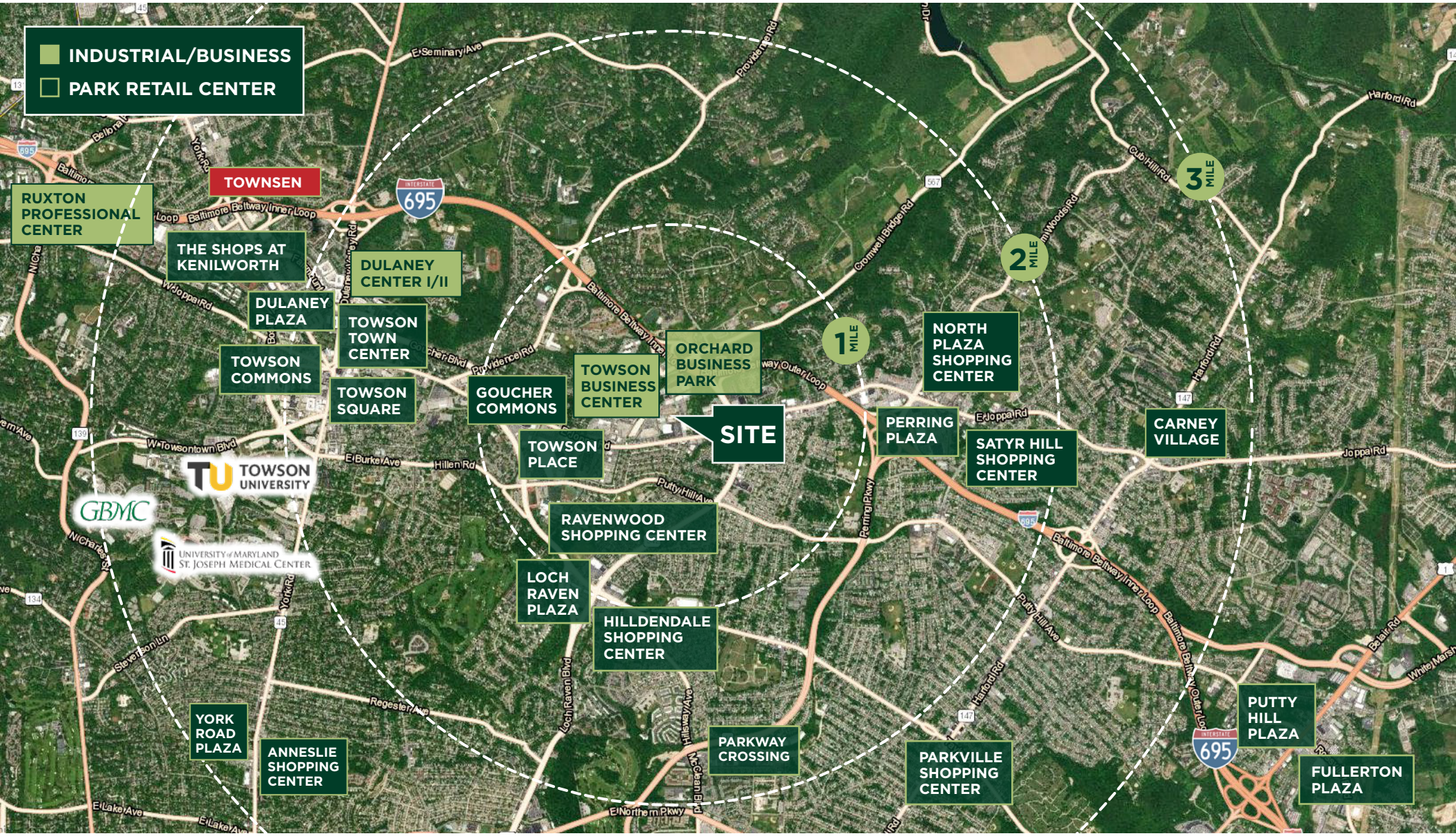
# FOR LEASE & SALE

Baltimore County, MD

# TRADE AREA MAP

1526 E. JOPPA ROAD, TOWNSON, MARYLAND 21286

GRP Greenspring Realty PARTNERS





GRP GREENSPRING REALTY PARTNERS

**GORAL KHATTA**
p: (443) 285-9775
e: Goral@GreenspringRealty.com

**DAN FLAMHOLZ**
p: (410) 977-4738
e: Dan@GreenspringRealty.com

**BALTIMORE OFFICE**
a: 1212 York Road, Suite C 300, Lutherville, MD 21093
www.greenspringrealty.com

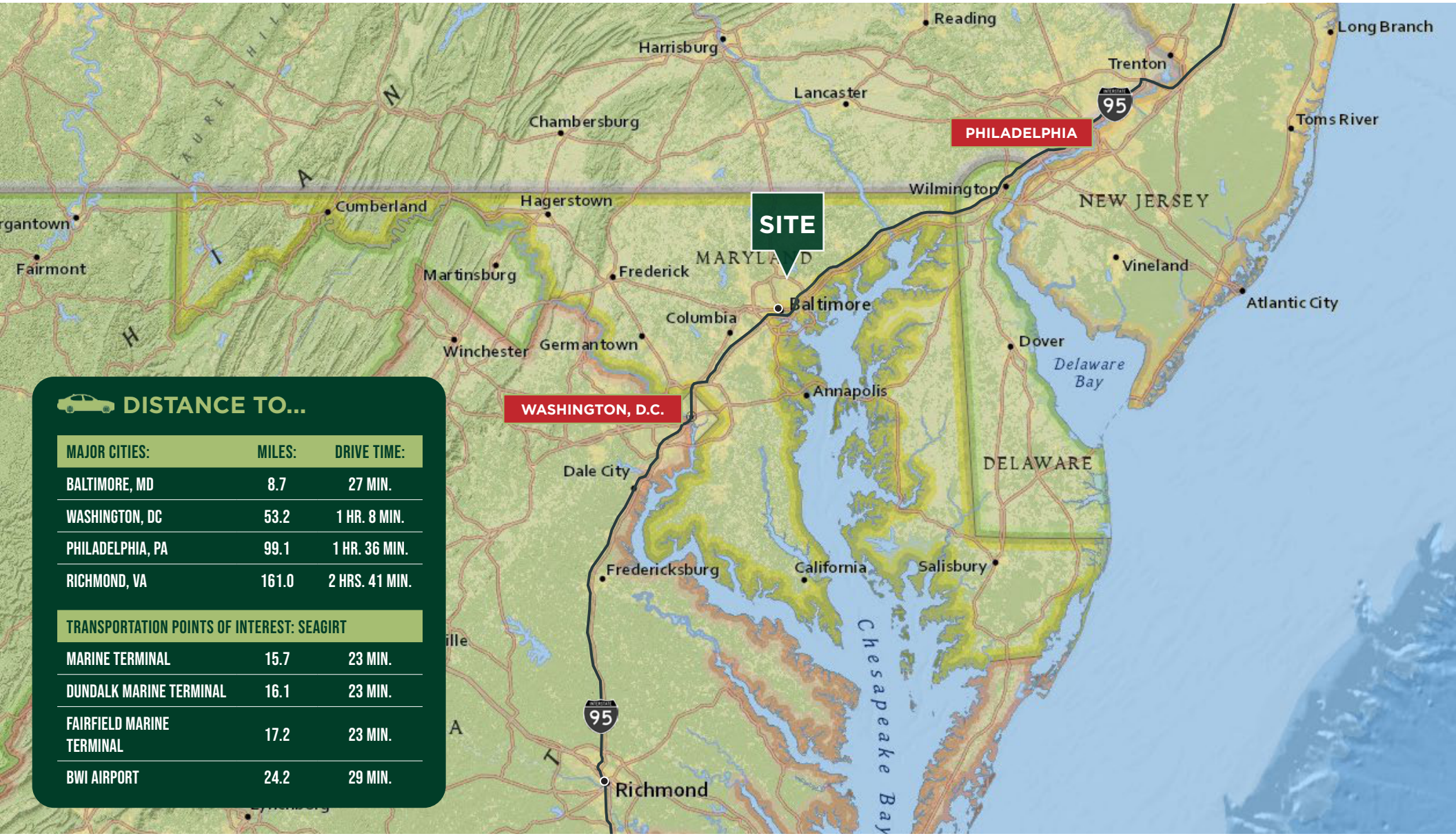
# FOR LEASE & SALE

Baltimore County, MD

# REGIONAL MAP

1526 E. JOPPA ROAD, TOWNSON, MARYLAND 21286

Greenspring Realty Partners




## DISTANCE TO...

| MAJOR CITIES: | MILES: | DRIVE TIME: |
|---|---|---|
| BALTIMORE, MD | 8.7 | 27 MIN. |
| WASHINGTON, DC | 53.2 | 1 HR. 8 MIN. |
| PHILADELPHIA, PA | 99.1 | 1 HR. 36 MIN. |
| RICHMOND, VA | 161.0 | 2 HRS. 41 MIN. |
| **TRANSPORTATION POINTS OF INTEREST: SEAGIRT** | | |
| MARINE TERMINAL | 15.7 | 23 MIN. |
| DUNDALK MARINE TERMINAL | 16.1 | 23 MIN. |
| FAIRFIELD MARINE TERMINAL | 17.2 | 23 MIN. |
| BWI AIRPORT | 24.2 | 29 MIN. |


GREENSPRING REALTY PARTNERS

**GORAL KHATTA**
p: (443) 285-9775
e: Goral@GreenspringRealty.com

**DAN FLAMHOLZ**
p: (410) 977-4738
e: Dan@GreenspringRealty.com

**MATT JACKSON**
p: (443) 608-4596
e: Matt@GreenspringRealty.com

**BALTIMORE OFFICE**
a: 1212 York Road, Suite C 300, Lutherville, MD 21093
www.greenspringrealty.com

# INDUSTRIAL CONTRACTOR'S YARD IN PRIME RETAIL CORRIDOR

1526 E. JOPPA ROAD, TOWNSON, MARYLAND 21286

GREENSPRING REALTY PARTNERS

## FOR MORE INFORMATION CONTACT:


**GORAL KHATTA**
p: (443) 285-9775
e: Goral@GreenspringRealty.com

**DAN FLAMHOLZ**
p: (410) 977-4738
e: Dan@GreenspringRealty.com

**MATT JACKSON**
p: (443) 608-4596
e: Matt@GreenspringRealty.com

**BALTIMORE OFFICE**
a: 1212 York Road, Suite C 300, Lutherville, MD 21093
www.greenspringrealty.com



2025 Greenspring Realty Partners. This Offering Memorandum ("Memorandum") has been prepared solely for the purpose of providing potential investors or purchasers with general information about the property described herein (the "Property"). The information contained in this Memorandum is based on sources believed to be reliable; however, no representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation and analysis.