



FOR **SALE/LEASE**

RAIL SERVED WAREHOUSE - UP TO 93,700 SF ±

235-333 S. KRESSON STREET | BALTIMORE, MARYLAND 21224



MACKENZIE

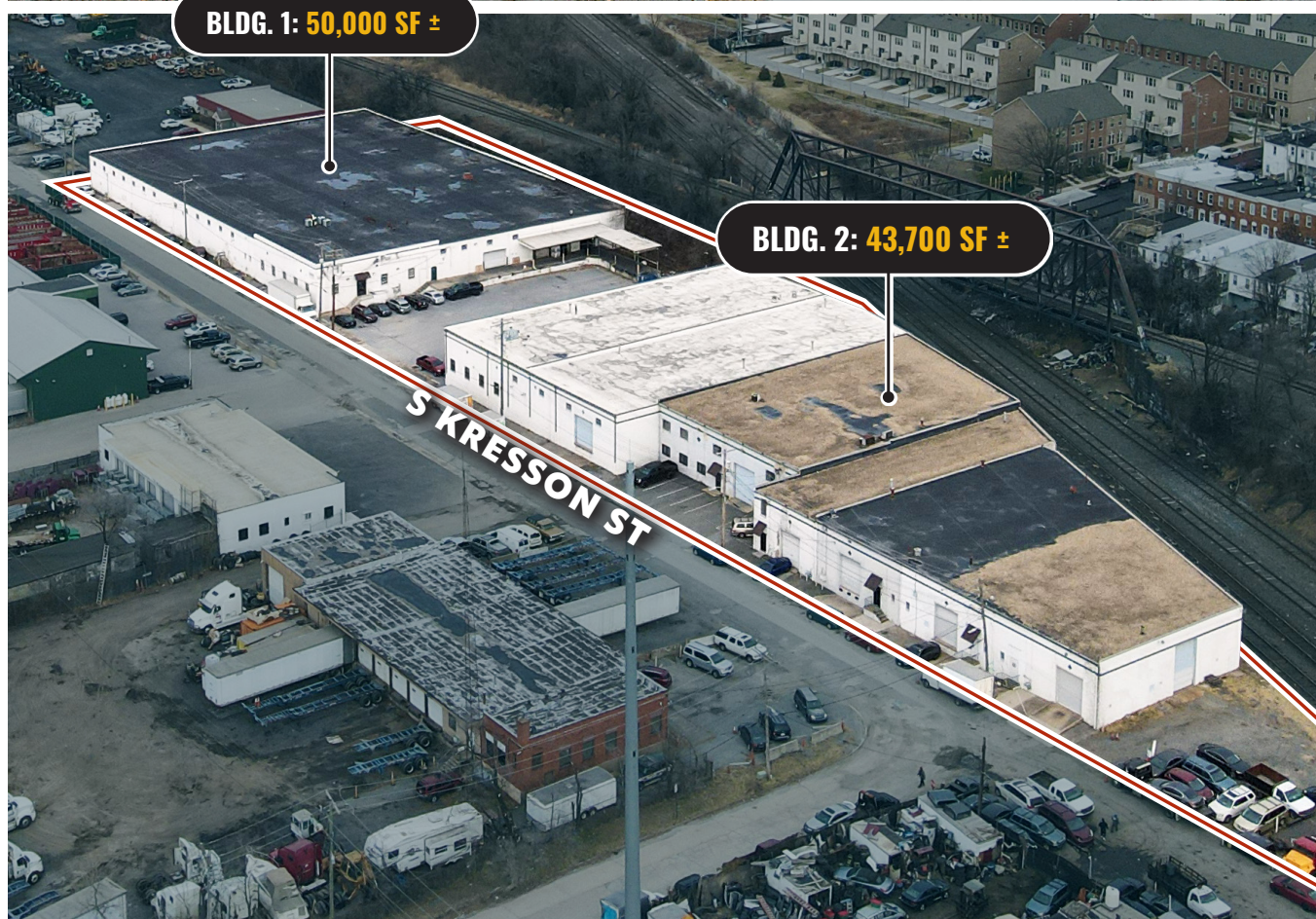
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two warehouse/industrial buildings totaling 93,700 SF ± (can be leased individually)
- Rail served
- Heavy power
- 16'-20' ± clear heights
- I-2 zoning allows for a wide variety of uses
- Opportunity Zone
- State Enterprise Zone
- Easy access to I-95, I-895 and Johns Hopkins Bayview Medical Center
- Building to be newly painted soon

BUILDING 1:	50,000 SF ±
BUILDING 2:	43,700 SF ± (CAN BE DEMISED)
LOT SIZE:	2.78 ACRES ±
CLEAR HEIGHT:	16'-20' ±
DOCKS:	10
DRIVE-INS:	8
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE



AERIAL

△ DRIVE-IN
|| DOCK

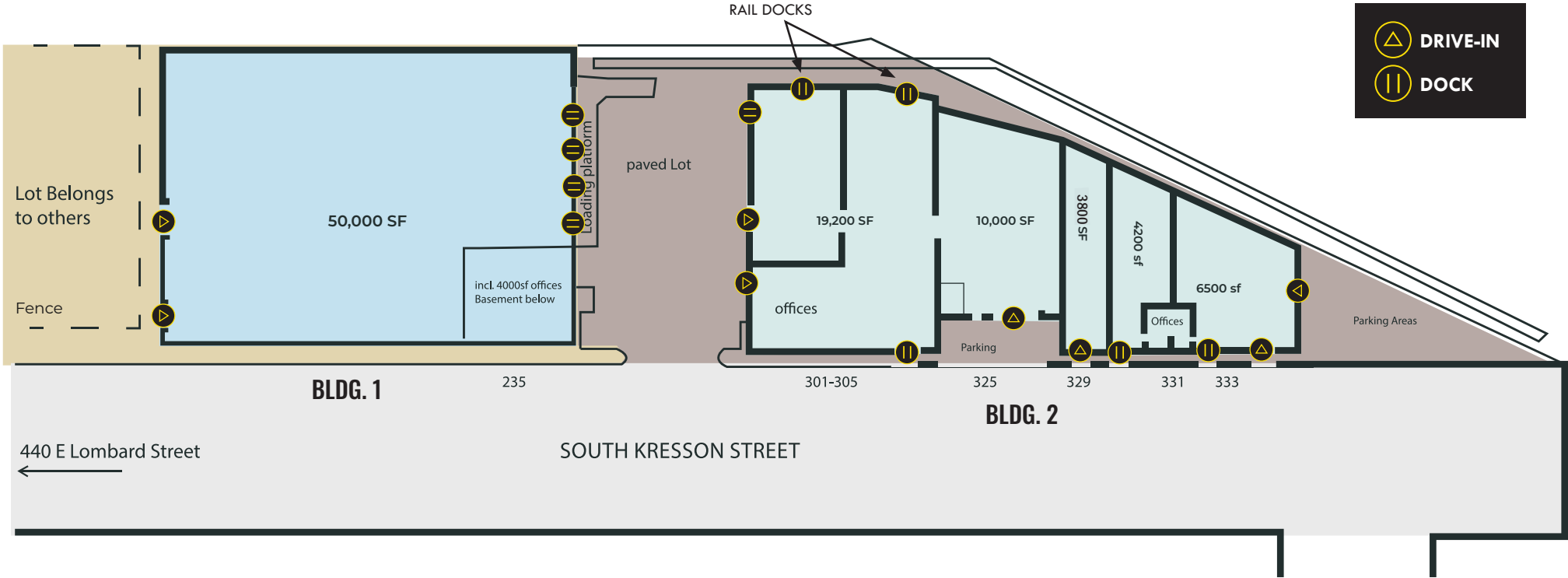


S KRESSON ST

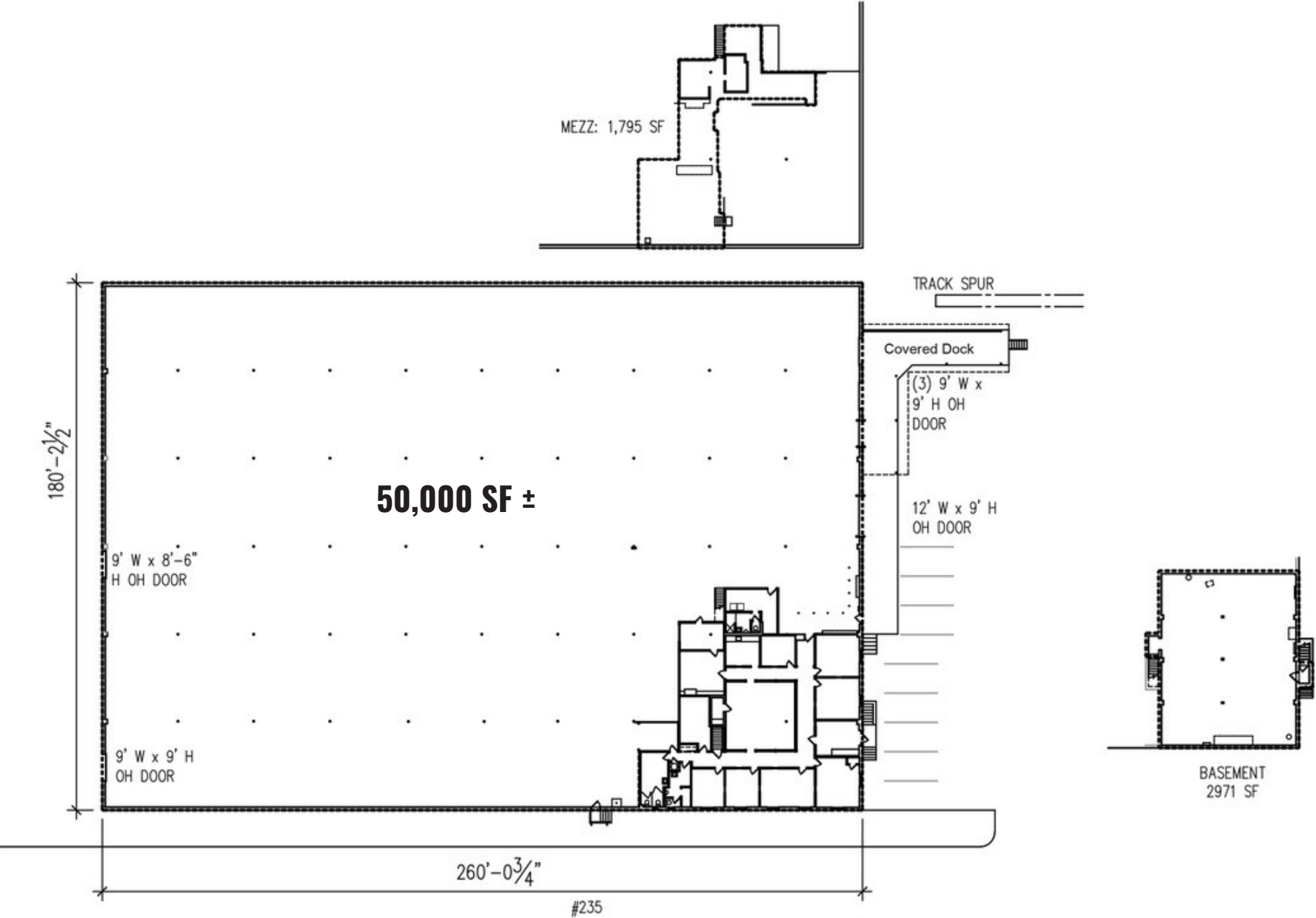
EASTERN AVE



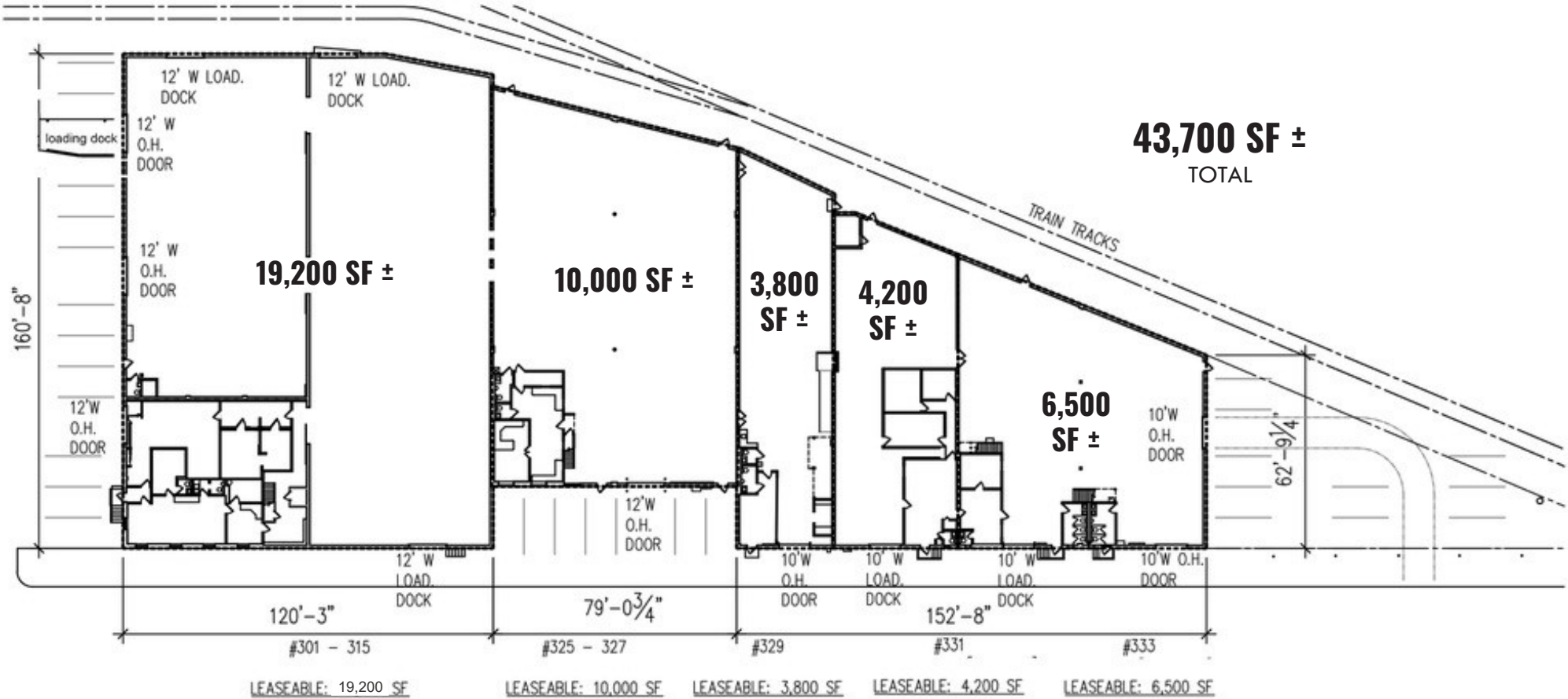
SITE PLAN



FLOOR PLAN: BUILDING 1



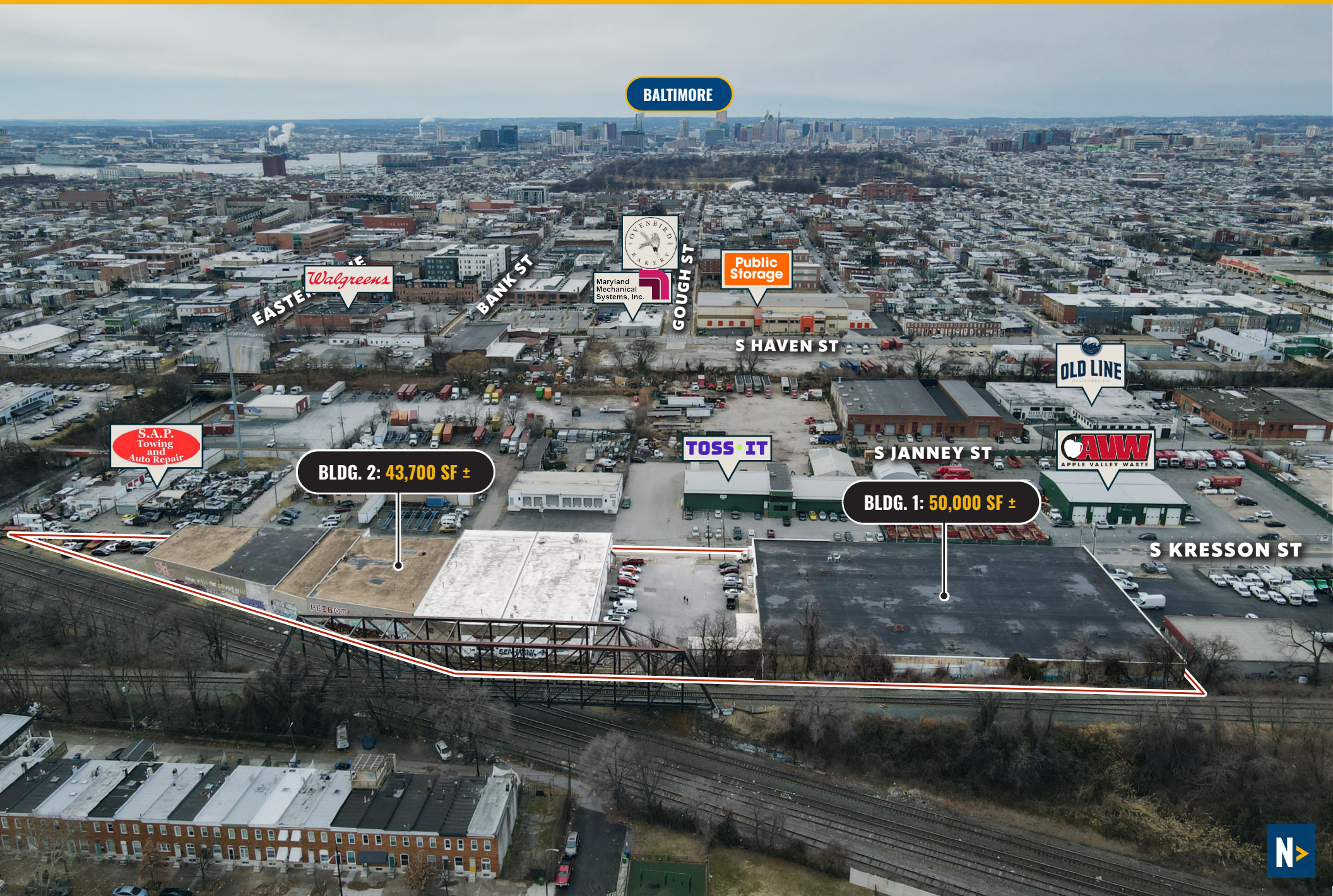
FLOOR PLAN: BUILDING 2



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



BALTIMORE



Walgreens

Public Storage

Maryland Mechanical Systems, Inc.

S.A.P. Towing and Auto Repair

TOSS IT

OLD LINE

AWW APPLE VALLEY WASTE

BLDG. 2: 43,700 SF ±

BLDG. 1: 50,000 SF ±

EAST

BANK ST

GOUGH ST

S HAVEN ST

S JANNEY ST

S KRESSON ST



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 895
0.6 MILES
2 MIN. DRIVE

40
0.6 MILES
3 MIN. DRIVE

INTERSTATE 95
1.6 MILES
6 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
2.9 MILES
9 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL
13.3 MILES
14 MIN. DRIVE

BALTIMORE, MD
3.1 MILES
10 MIN.

WASHINGTON, DC
42.2 MILES
45 MIN.

PHILADELPHIA, PA
98.4 MILES
1 HR. 30 MIN.

RICHMOND, VA
152.0 MILES
2 HRS. 20 MIN.



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ALTON CURRY

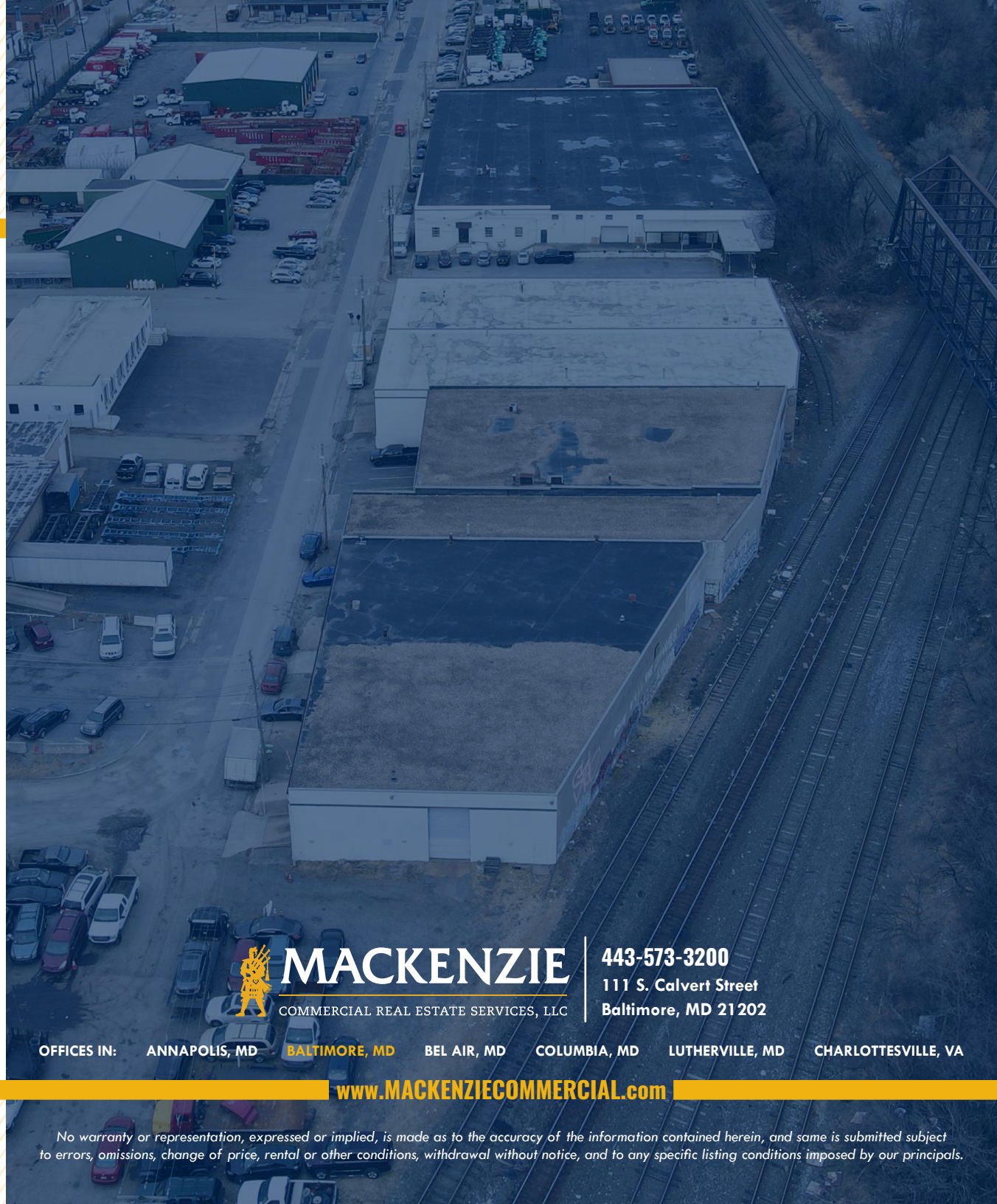
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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