

FOR LEASE:

**1340 Chesapeake Avenue
Curtis Bay, Baltimore City, Maryland 21226**



CONTACT FOR MORE INFORMATION:

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25,400 SF UNDER ROOF

3.03 ACRES

30' CEILING HEIGHTS

Concrete & Crushed Stone/Paving

2 Drive-in Doors

2 Loading Docks

Lighting and Perimeter Fencing

M-3 Heavy Industrial Zoning

PORT PROXIMITY

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Now available for lease, this 25,400 square foot single-tenant industrial warehouse offers a unique opportunity to occupy space in one of Baltimore's most established and strategically located industrial corridors. Situated on 3.03 acres within the M-3 Heavy Industrial zoning district, this property is tailor-made for users in manufacturing, logistics, or heavy distribution. With direct access to major highways, proximity to the Port of Baltimore, and surrounded by complementary industrial operators, this site delivers a powerful logistical advantage for businesses that require regional, national, or global reach.

The building is vacant and ready for immediate occupancy.

Location Advantages:

Strategically located in Curtis Bay, a major industrial submarket in South Baltimore, the property benefits from exceptional logistical access: Port of Baltimore: Just minutes away – the most inland deep-water port on the East Coast

Highway Access:

<2 miles to I-695 (Baltimore Beltway)
<3 miles to I-895 and direct connection to I-95
Direct access to MD Route 2 and other local arterial

Rail Access:

Close proximity to CSX rail yards

Airport:

Approximately 10 miles to BWI Airport

Major Logistics & Industrial Neighbors:

Adjacent to Lineage Logistics, Abbey Drum Company, Seaboard Asphalt, and more

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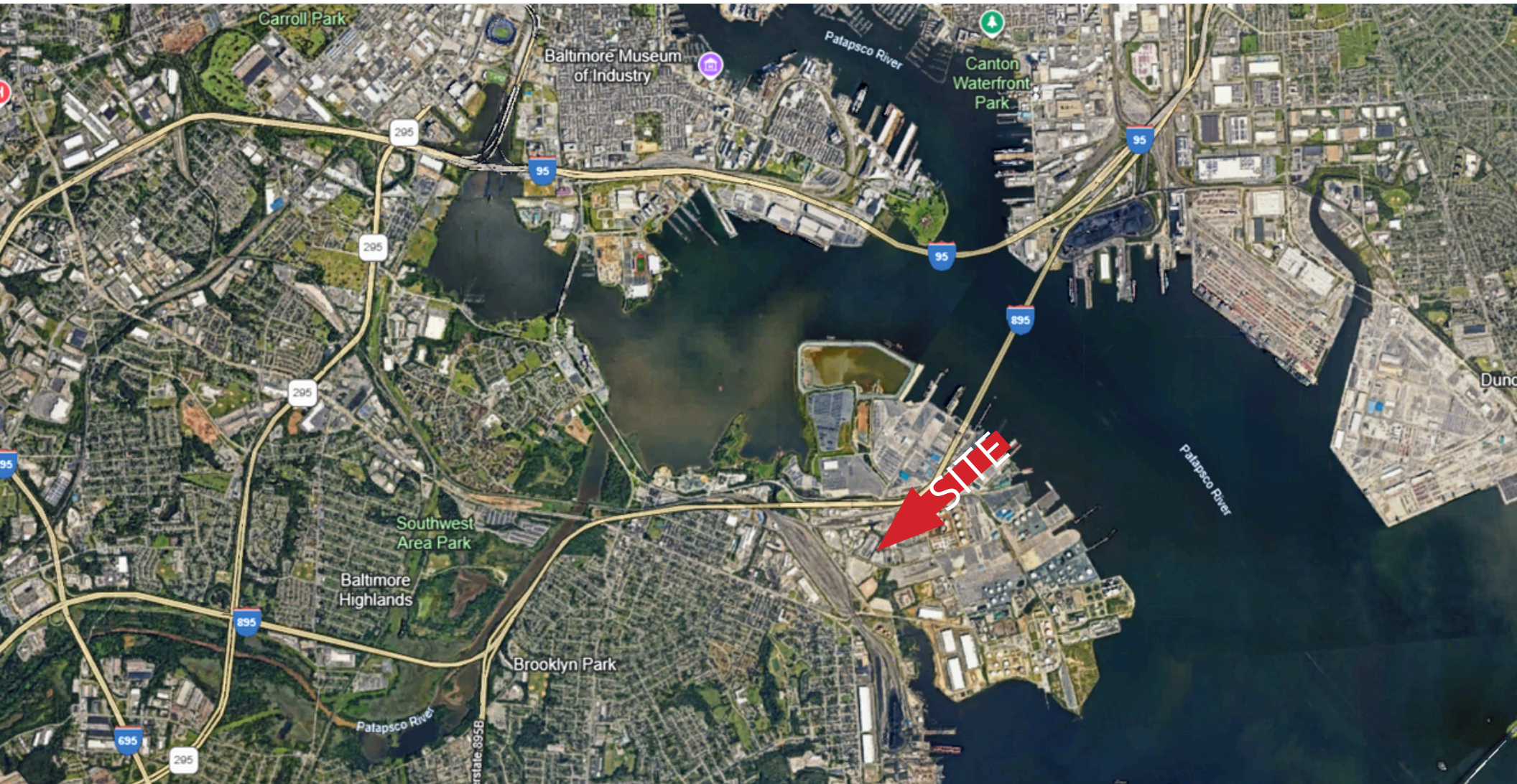
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