



FOR LEASE

# INDUSTRIAL BLDG. W/OUTDOOR STORAGE

3300 ANNAPOLIS ROAD | BALTIMORE, MARYLAND 21230



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 13,077 SF ± warehouse building on 3.75 acres ±
- 2,500 SF ± of office space
- One (1) dock and seven (7) drive-ins
- Warehouse heat
- Excellent area for parking/outdoor storage (IOS)
- Superior proximity to the Port of Baltimore
- Easy access to I-295, I-95, I-895, I-695 and I-97

AVAILABLE:	13,077 SF ±
LOT SIZE:	3.75 ACRES ±
CLEAR HEIGHT:	17'-6" ±
DOCKS:	1
DRIVE-INS:	7
POWER:	3-PHASE 240V
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)



# AERIAL



295

W PATAPSCO AVE

ANNAPOLIS RD

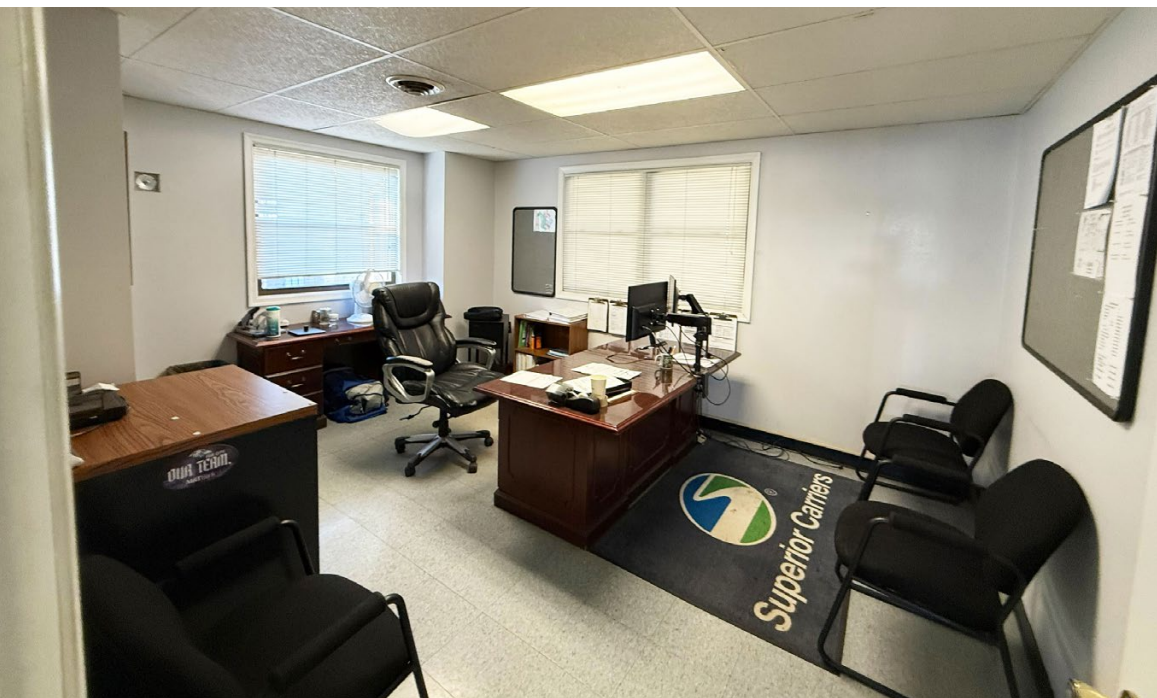
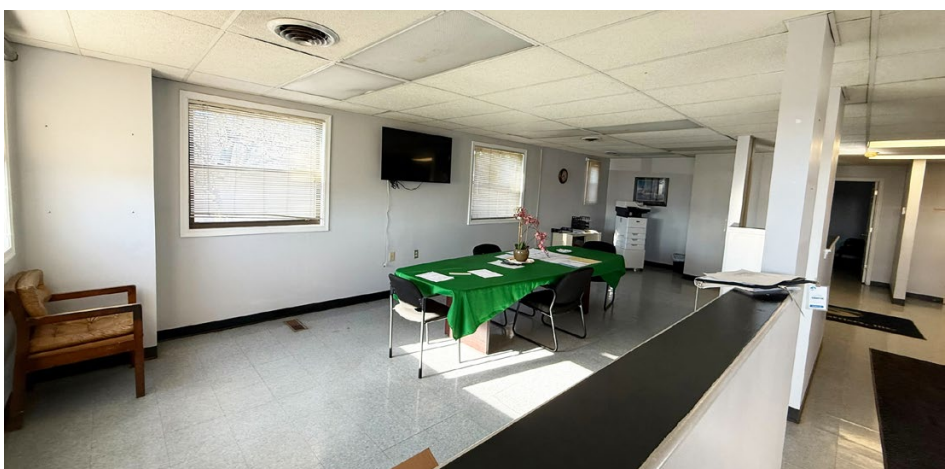
648

DRIVE-IN

DOCK



# INTERIOR PHOTOS



# ADDITIONAL PHOTOS



# LOCAL BIRDSEYE



BALTIMORE

95

DEGENS

CHEP

BALTIMORE  
TECHNOLOGY & SERVICES

DICKINSON  
FLEET SERVICES

DIXIE  
PULP & PAPER, INC.

fresh.

MTS

PATAPSCO ARENA

NEW CASTLE  
BUILDING PRODUCTS

648

EL PUERLITO  
RESTAURANT

AMERICAN  
ROSS

metro

295

ANNAPOLIS RD

7  
ELEVEN

W PATAPSCO AVE





# FOR MORE INFO CONTACT:



**MATTHEW CURRAN, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com



**ALTON CURRY**

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com



**DANIEL HUDAK, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com

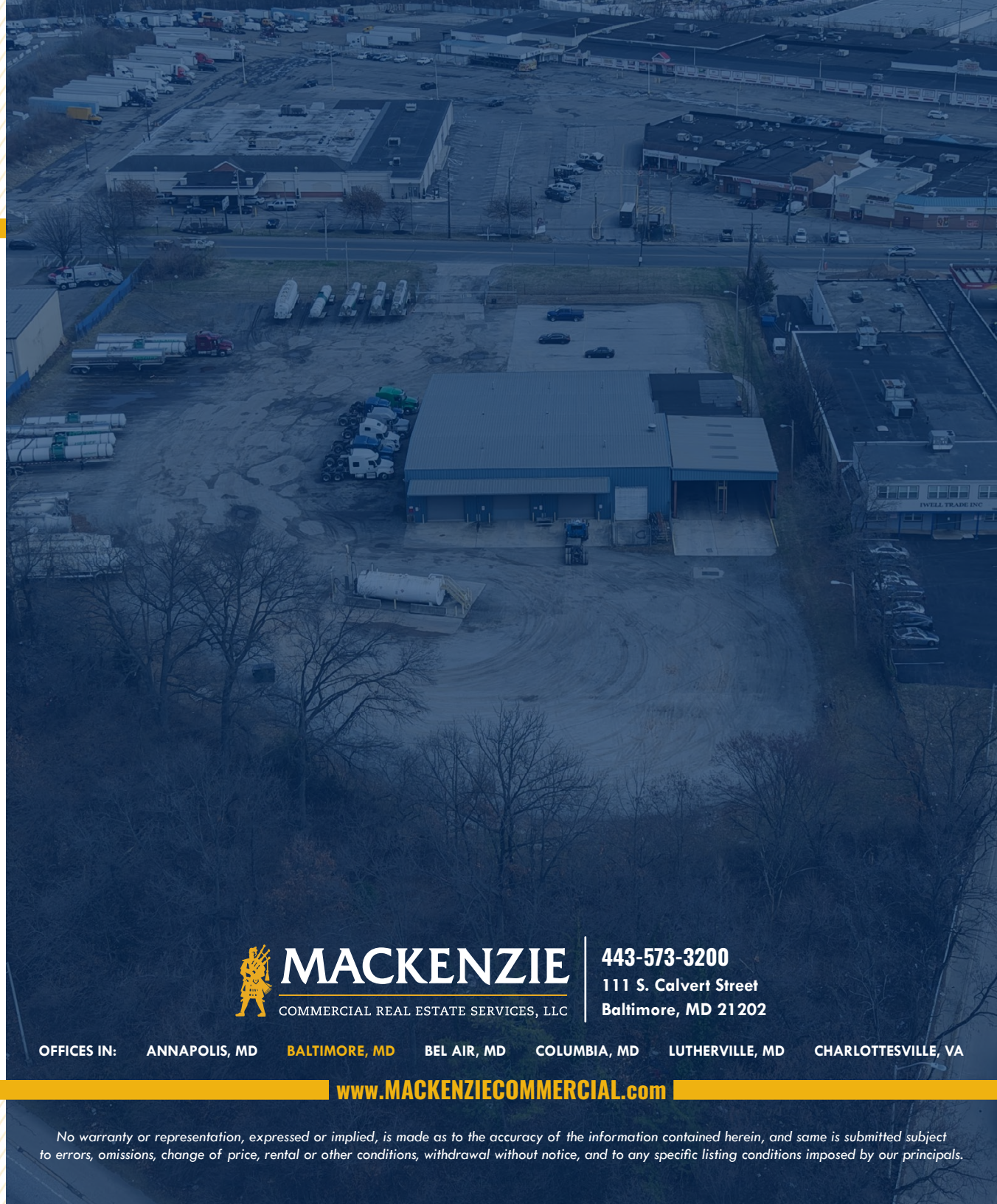


**ANDREW MEEDER, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

111 S. Calvert Street  
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



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