### For Lease Industrial Space



# 330 North Warwick Avenue

Baltimore, Maryland 21223

#### **Property Description**

Approx. 30,000 sf warehouse space 12' - 14' ceilings Shared dock door Private double door Restroom LEASE RATE: \$5.50/sf (net of real estate taxes) and proportionate electric/gas

#### Location Overview

Located in West Baltimore near Route 40 (West Franklin Street). Distances to - 0.4 mi West Baltimore MARC; 0.6 mi Grace Medical Center; 1.8 mi Bromo Arts District; 2.6 mi Oriole Park at Camden Yards ; 2.7 mi Mercy Medical Center; 3.2 mi M&T Bank Stadium (Ravens); and 3.5 mi the Port of Baltimore.



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For Lease Up to 30,000 sf of Industrial Space

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