



WAREHOUSE PROPERTY

2331-2339 WASHINGTON BOULEVARD | BALTIMORE, MARYLAND 21230

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Total Building Area: 62,400 SF ±
- Total Available: 40,800 SF ±
 - » Office: 3,600 SF ± on 2 levels
 - » Showroom: 4,800 SF ±
- One (1) 12' w x 14' h at-grade drive in door
- Superior access to Route 1, I-95, I-295, Downtown Baltimore and the Port of Baltimore
- Fenced and paved yard, with ample area for parking and outdoor storage
- Dedicated backlit pylon sign on Washington Blvd
- Within Empowerment and State Enterprise Zones



BUILDING SIZE:

62,400 SF ±

AVAILABLE:

40,800 SF ±

LOT SIZE:

4.709 ACRES ±

LOADING:

4 DOCKS / 1 DRIVE INS

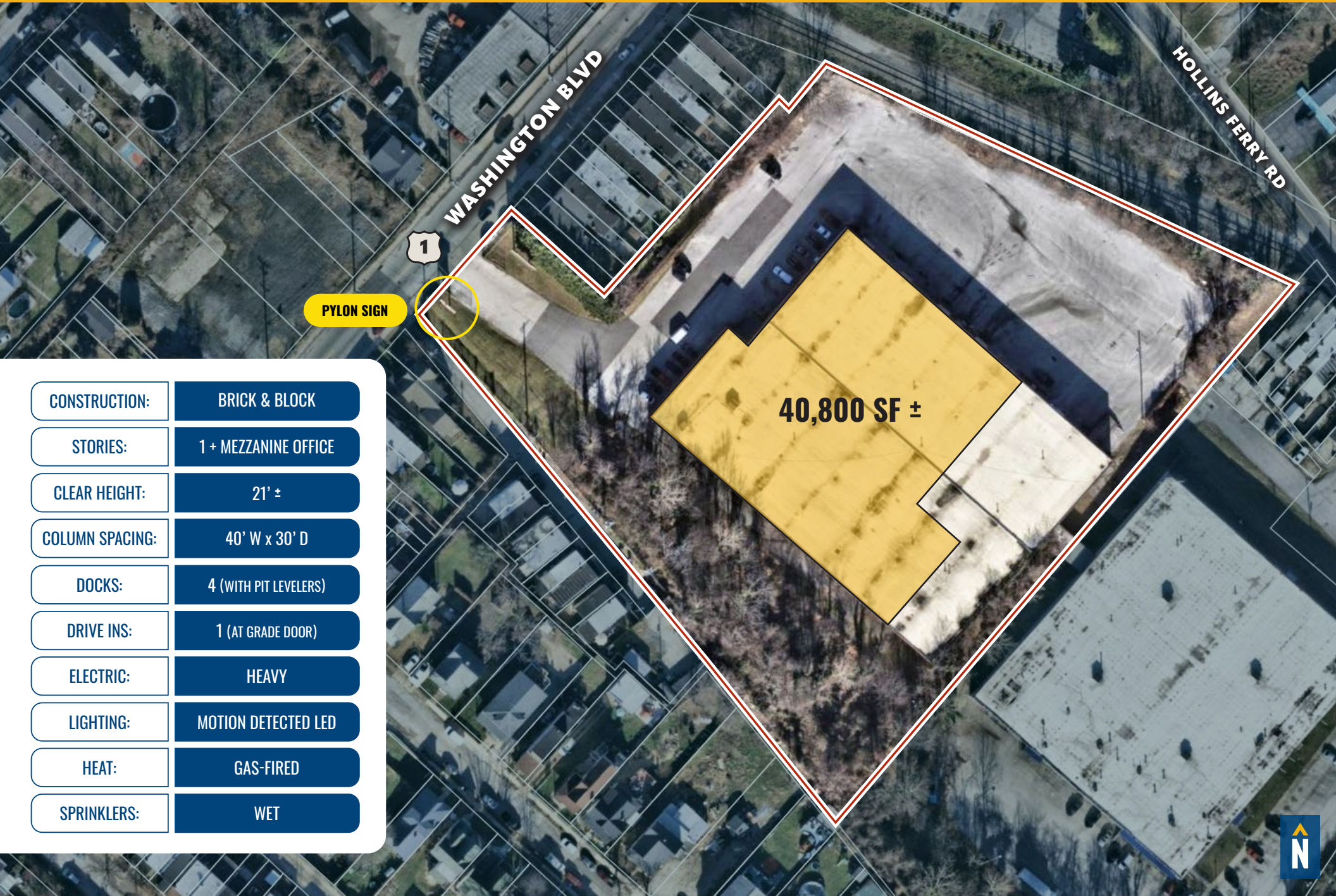
ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)

RENTAL RATE:

\$7.95 PSF, NNN

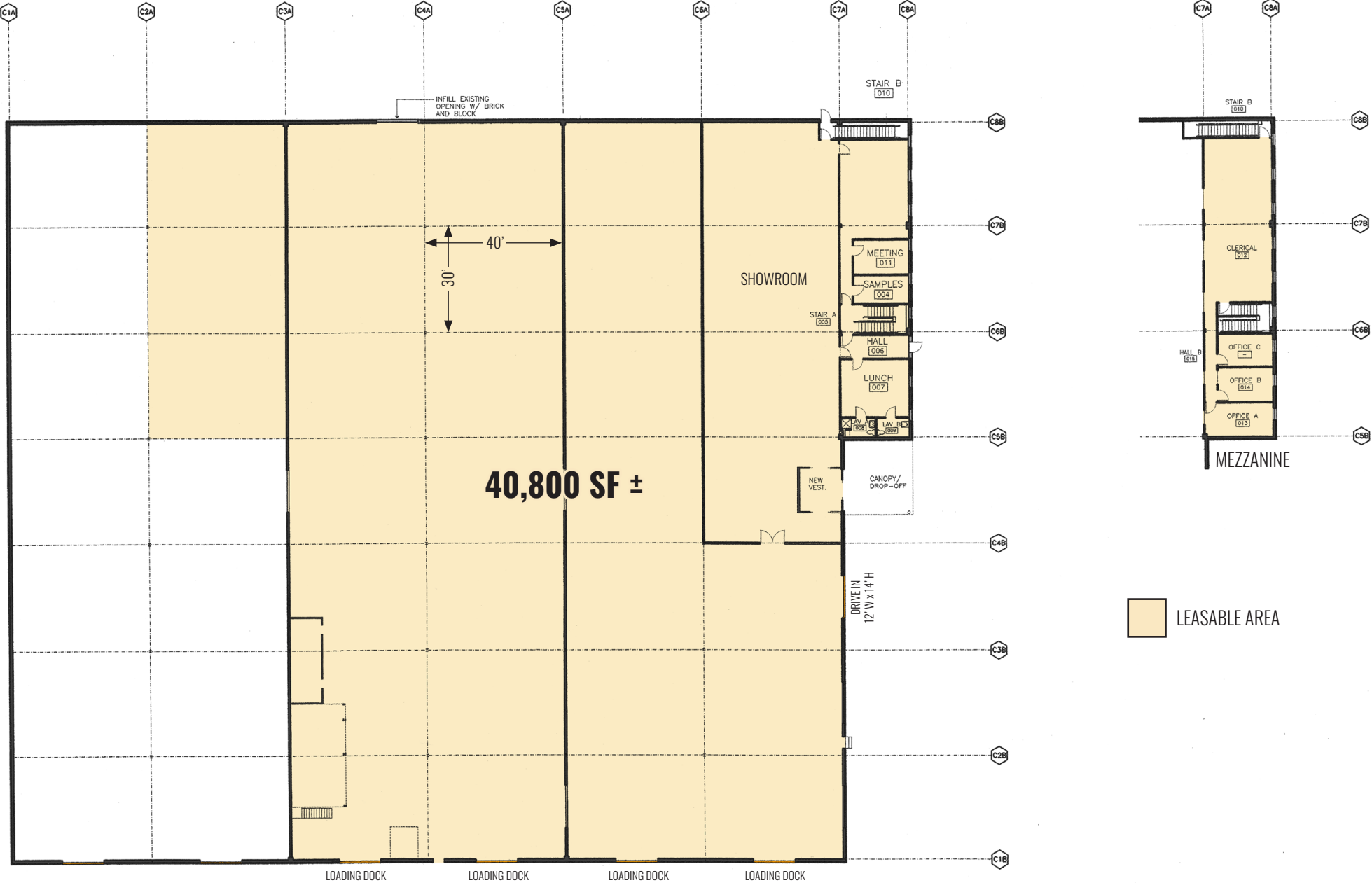
AERIAL / BUILDING SPECS



| | |
|-----------------|-----------------------|
| CONSTRUCTION: | BRICK & BLOCK |
| STORIES: | 1 + MEZZANINE OFFICE |
| CLEAR HEIGHT: | 21' ± |
| COLUMN SPACING: | 40' W x 30' D |
| DOCKS: | 4 (WITH PIT LEVELERS) |
| DRIVE INS: | 1 (AT GRADE DOOR) |
| ELECTRIC: | HEAVY |
| LIGHTING: | MOTION DETECTED LED |
| HEAT: | GAS-FIRED |
| SPRINKLERS: | WET |



FLOOR PLAN



LOCAL BIRDSEYE



TRANSMISSION PLUS
& GENERAL AUTOMOTIVE



HOLLINS FERRY RD

WASHINGTON BLVD

STATE STREET
POULTRY & PROVISIONS LLC

HOLLY

NAPA AUTO PARTS

OVERFLO
RESTAURANT, LLC

BREITWERT AVE



TRADE AREA

DRIVING DISTANCE TO:

95 4 MILES
1 MIN. DRIVE

295 1.3 MILES
3 MIN. DRIVE

695 2.7 MILES
3 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
4.7 MILES
11 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
8.4 MILES
9 MIN. DRIVE

BALTIMORE, MD 3.3 MILES
11 MIN.

WASHINGTON, DC 40.7 MILES
45 MIN.

PHILADELPHIA, PA 106.0 MILES
1 HR. 45 MIN.

RICHMOND, VA 151.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO **CONTACT:**



DANIEL HUDAK, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3205
DHUDAK@mackenziecommercial.com



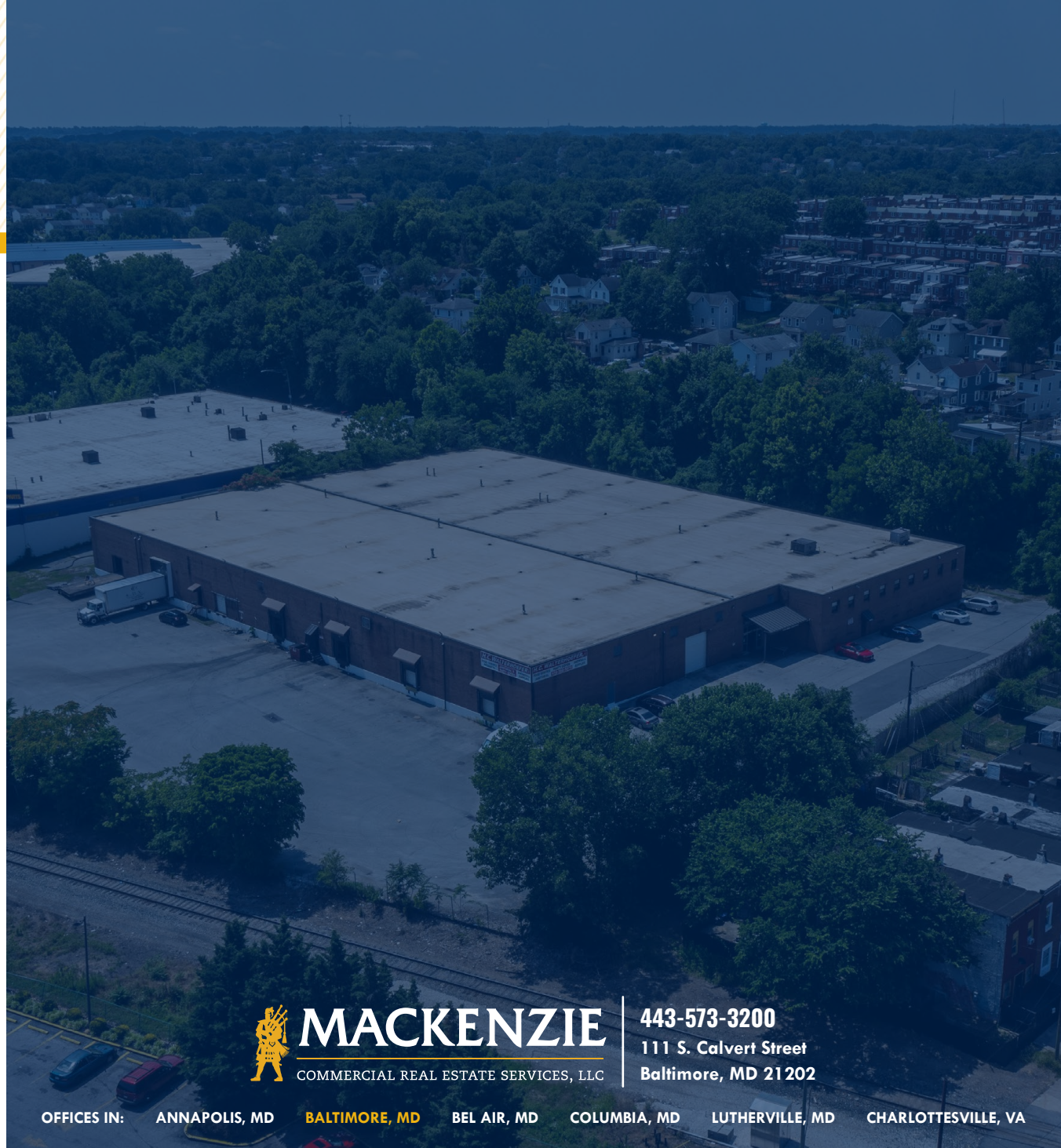
ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4881
AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3203
MCURRAN@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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

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