



Colliers

FOR LEASE

DESOTO BUSINESS PARK

BALTIMORE, MD

GID
INDUSTRIAL



PORT OF BALTIMORE
5 MILES

DOWNTOWN BALTIMORE
5 MILES



1101 Desoto Road

1101-1133 Wilso Drive

3101-3129 Wilmarco Drive

145,900± SF

A | 135,000± SF

C | 91,800± SF

B | 91,800± SF

1001-1031 Wilso Drive

E | 86,400± SF

D | 118,800± SF

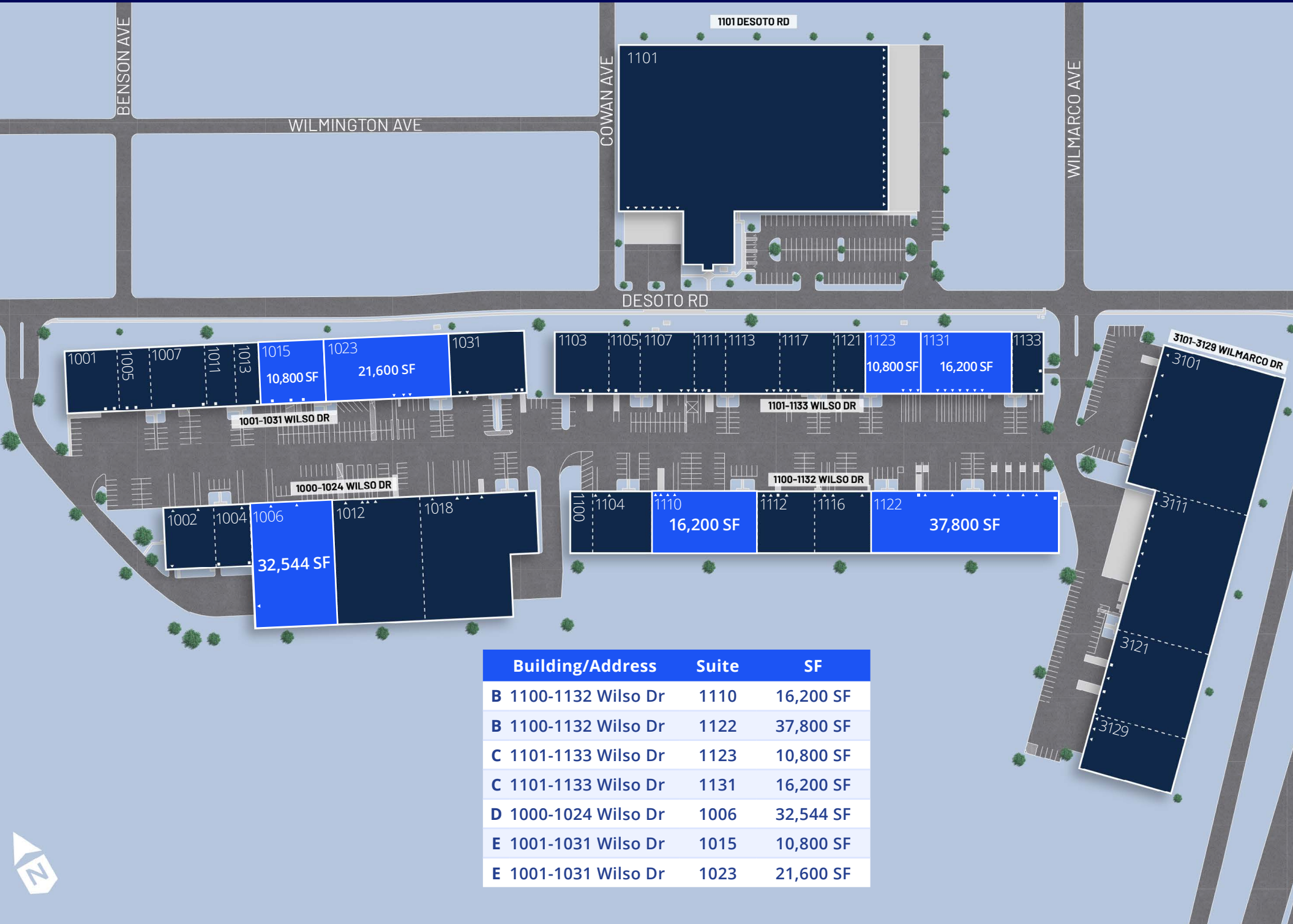
1100-1132 Wilso Drive

1000-1024 Wilso Drive

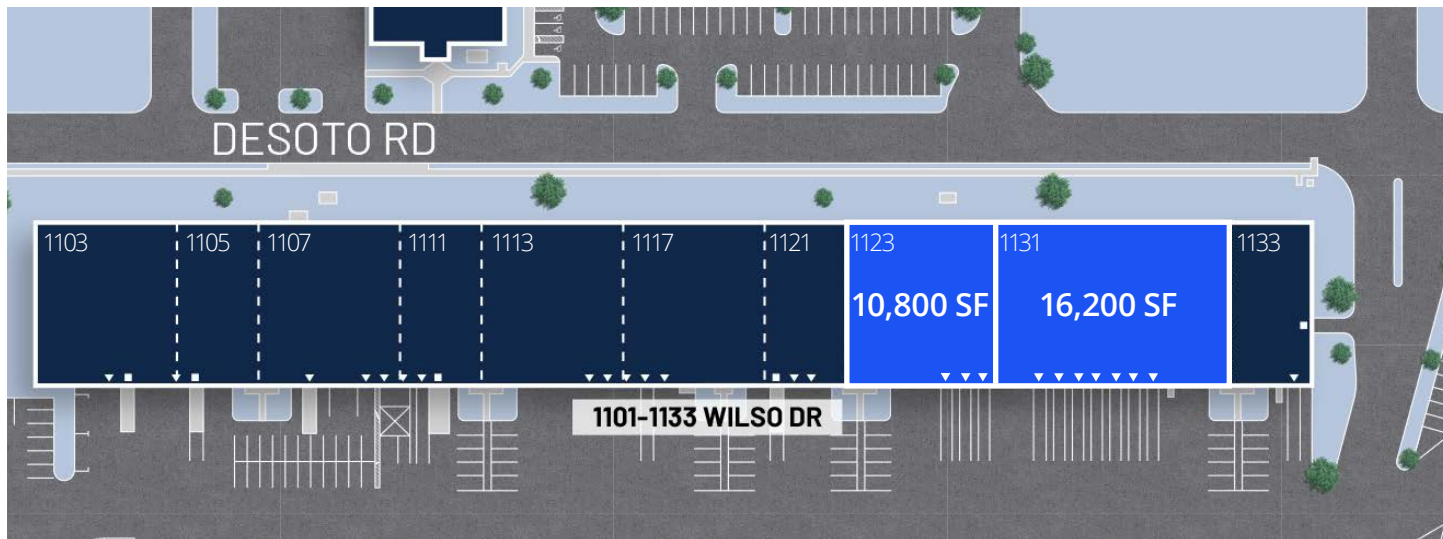
DESOTO BUSINESS PARK

BUILDING A: 3101-3129 Wilmarco Drive
BUILDING B: 1100-1132 Wilso Drive
BUILDING C: 1101-1133 Wilso Drive

BUILDING D: 1000-1024 Wilso Drive
BUILDING E: 1001-1031 Wilso Drive
1101 Desoto Road



Building C | 1101-1133 Wilso Drive

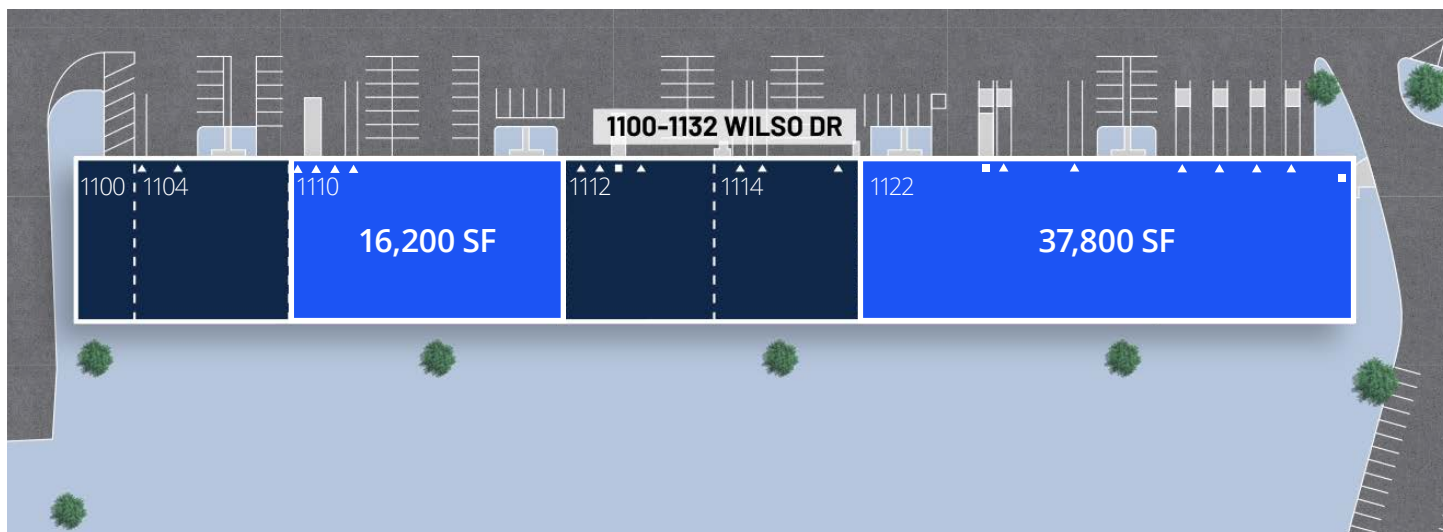


Suite 1123	
Available SF	10,800 SF
Office	1,179 SF
Clear Height	20'
Loading	3 Docks

Suite 1131	
Available SF	16,200 SF
Office	1,356 SF
Clear Height	20'
Loading	7 Docks

*27,000 SF Contiguous

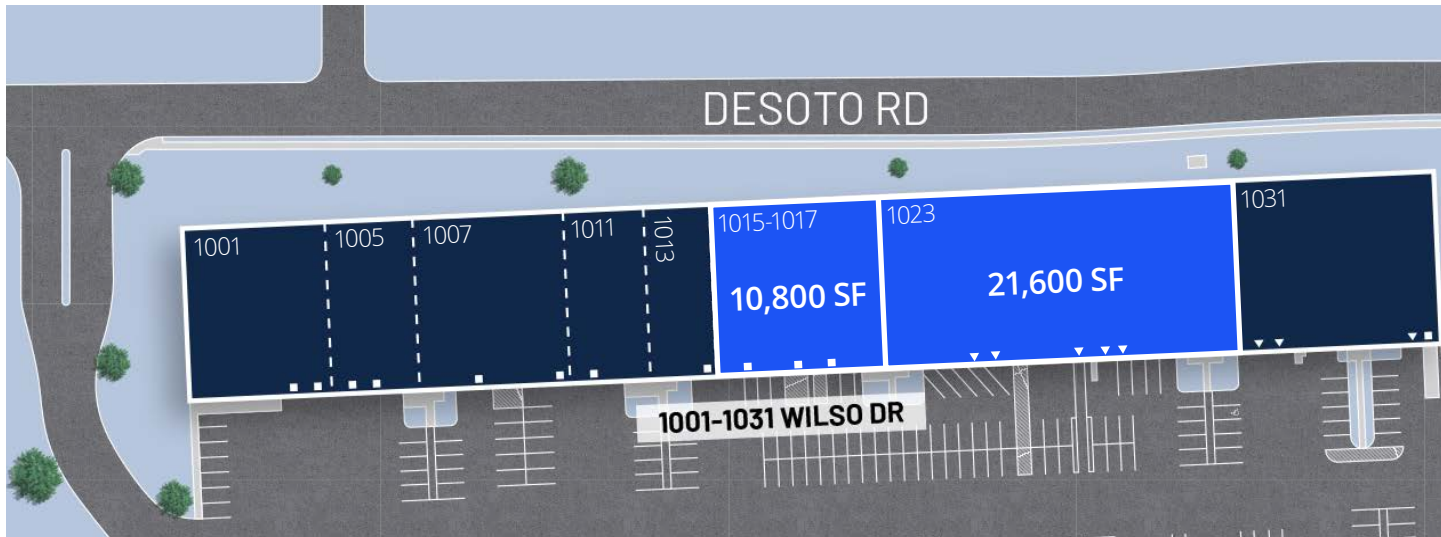
Building B | 1100-1132 Wilso Drive



Suite 1110	
Available SF	16,200 SF
Office	768 SF
Clear Height	20'
Loading	3 Docks (1 oversized 12x12)

Suite 1122 *can demise	
Available SF	37,800 SF
Office	2,371 SF
Clear Height	20'
Loading	7 Docks, 2 Drive-ins (1 ramped, 1 at grade)

Building E | 1001-1131 Wilso Drive



Suite 1015-1017

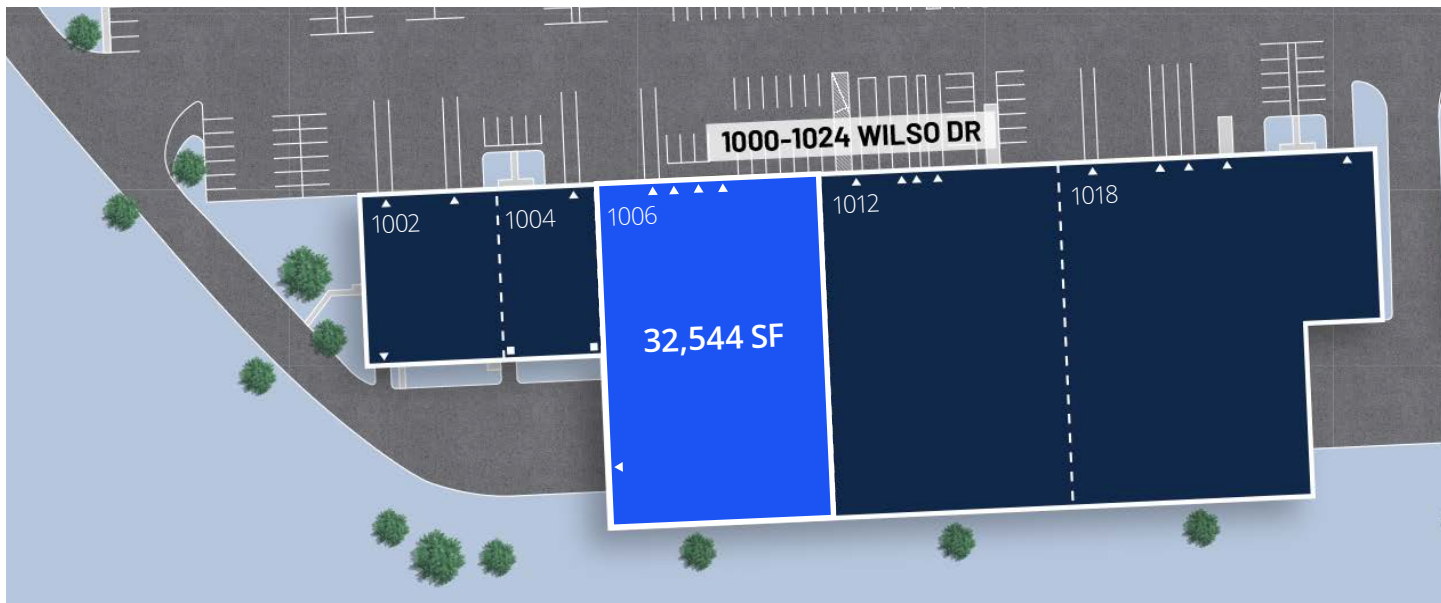
Available SF	10,800 SF
Office	1,100 SF
Clear Height	20'
Loading	3 Drive-ins

Suite 1023

Available SF	21,600 SF
Office	1,289 SF
Clear Height	20'
Loading	5 Docks

*32,400 SF Contiguous

Building D | 1000-1024 Wilso Drive



Suite 1006

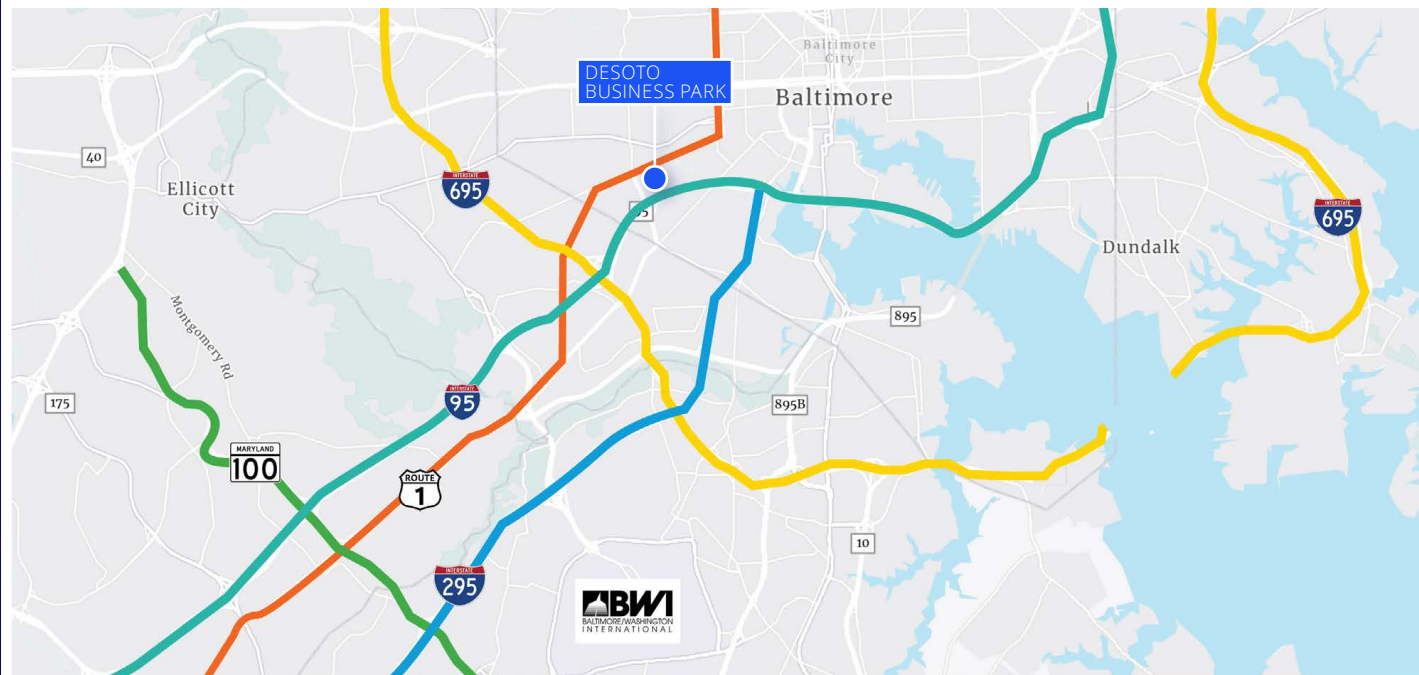
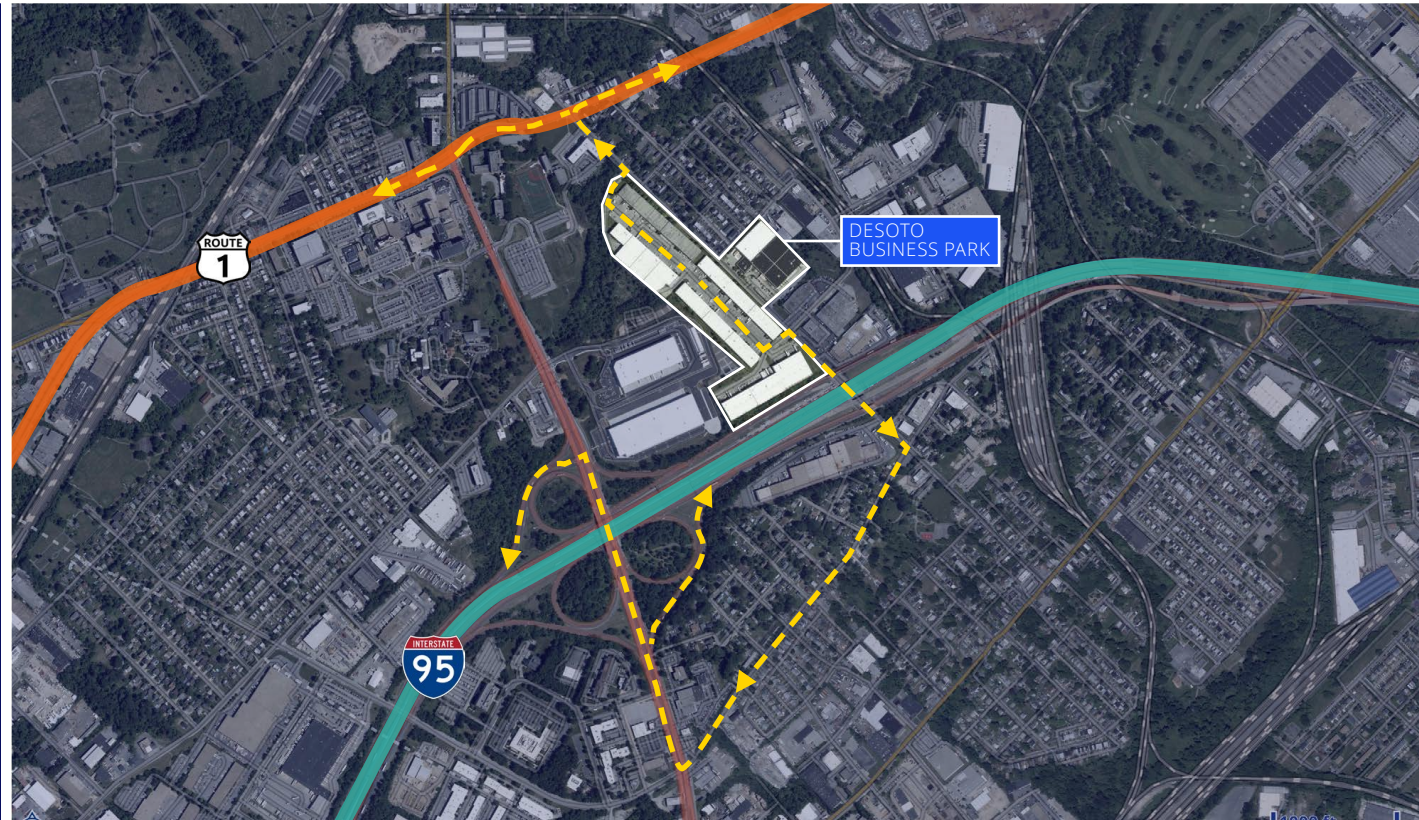
Available SF	32,544 SF
Office	1,450± SF New spec office
Clear Height	24' - 25'
Loading	5 Docks

Accessibility

Baltimore's location provides a strategic position on the East Coast, offering easy access to major highways like I-95 and proximity to the Port of Baltimore, one of the busiest deep-water ports in the U.S. This is ideal for businesses involved in shipping, distribution, and logistics. Additionally, Baltimore's strong transportation infrastructure, skilled workforce, and relatively competitive lease rates compared to other major metropolitan areas provide a cost-effective solution for companies looking to optimize supply chain operations.

Key Drive Times

I-95	1 mile
I-695	2.5 miles
Downtown Baltimore	5 miles
Port of Baltimore	5 miles
BWI	8.5 miles
Washington, DC	36 miles



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