

Shed, Warehouse &/or Land for Lease

Long or Short Term Availability & Below Market Rent
5501 Pennington Avenue, Baltimore, Maryland 21226



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Summary

SHED

- **Size:** 47,000 ± Square Feet
- **Pier Access:** Building adjacent to Primary Deep-Water Pier, 24' depth at draft
- **Loading:** Large drive-in loading
- **Interior Height:** 50 Feet minimum
- **Power:** 3-Phase, 400A, 277/480 service
- **Use:** Suitable for bulk material handling, storage, inbound/outbound distribution
- **Available:** January 1, 2026, or sooner

WAREHOUSE

- **Size:** 16,000 ± Square Feet on 0.75 ± acre in proximity to Primary Deep-Water Pier
- **Rail Access:** CSX Rail spur runs adjacent to the building; splits into double spur
- **Loading:** 7 dock doors + 1 drive-in
- **Clear Interior Height:** 15 feet
- **Power:** 480V / 3-phase electric
- **Use:** Suitable for storage and distribution
- **Delivery:** Available with 6 months' advance written notice

BUILDING SHELL

- **Size:** 10,725 ± Square Feet on 1.25 ± acres
- **Location:** Close to the rail spur and directly across from the warehouse
- **Loading:** Drive-in access

IOS LAND

- Between 1 and 20 ± acres

Highlights

- 460' Deep-Water Pier for berthing of vessels up to 620'
- CSX Rail: double spur for 8 railcars; ability to expand rail with additional spur
- Convenient access to I-895, I-95, I-695, I-97
- Lease from 10,725 SF to 73,725 SF
- Flexible lease terms
- Cheap rent
- Property also offered for sale



5501 Pennington Avenue, Baltimore, MD 21226

Steven L. Cornblatt

Principal

📞 O: 443.921.9331

✉️ scornblatt@troutdaniel.com

Coleman Tirone

Associate

📞 O: 443.921.9328

✉️ ctirone@troutdaniel.com

Peter Coe

Associate

📞 O: 443.921.9322

✉️ pcoe@troutdaniel.com

Contact Us



**30 E. Padonia Road, Suite
504 Timonium, MD 21093**



Visit Us
troutdaniel.com



Call Us
410.435 .4004

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