

# FOR SALE

Baltimore MD

## PORTFOLIO BUILDINGS FOR SALE



## WAREHOUSE / INDUSTRIAL

6311 & 6315 Erdman Ave, Baltimore MD 21205



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### BUILDING COVERAGE

19,376 SF - 6311 Erdman (Front Building)

17,000 SF - 6315 Erdman (Rear Building)

36,376 TOTAL SQUARE FEET COMBINED

### LOT SIZE

1.65 AC Combined

### ZONING

M-2-1

### CLEAR HEIGHTS

6311 Erdman - 16' Clear Heights

6315 Erdman - 18' Clear Heights

### LOADING DOCS / DRIVE-IN

6311 Erdman - 3 dock high doors & 2 Drive In Doors (Grade Level)

6315 Erdman - 3 Oversized Drive In Doors (Grade Level)

### POWER CAPACITY

6311 Erdman - 220 V / 800 A

6315 Erdman - 3 Phase



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## PROPERTY OVERVIEW



### Portfolio Overview – 6311 & 6315 Erdman Avenue, Baltimore, MD

The Erdman Avenue Industrial Portfolio consists of two highly functional industrial buildings totaling  $\pm 36,376$  SF, positioned in one of Baltimore City's most established and accessible industrial corridors. Together, 6311 Erdman Avenue ( $\pm 19,376$  SF) and 6315 Erdman Avenue ( $\pm 17,000$  SF) offer a rare opportunity to acquire side-by-side warehouse facilities with flexible configurations, strong utility, and powerful logistical connectivity.

Located just off Pulaski Highway (US-40) and minutes from I-95, I-895, and I-695, the portfolio provides exceptional access to the Port of Baltimore, the Dundalk and Seagirt Marine Terminals, major trucking routes, and the city's dense industrial labor base. This infill location supports users in distribution, service operations, fabrication, equipment rental, contractor services, building materials supply, and other light to heavy industrial uses.

6311 Erdman Avenue offers an efficient warehouse footprint with drive-in access, practical clear heights, and functional space ideal for storage, distribution, and general industrial operations.

6315 Erdman Avenue enhances the offering with multiple oversized drive-in doors, an open-span layout, and crane capability, making it well suited for more intensive or equipment-focused users.

Together, the properties deliver:

- Exceptional transportation connectivity
- Flexible industrial zoning
- Highly functional building layouts
- Two standalone buildings on one industrial corridor
- Ideal user pattern for single occupants, multi-tenant configurations, or value-add repositioning
- The Erdman Avenue Industrial Portfolio presents an outstanding opportunity for owner-users, investors, or operators seeking infill industrial assets with strong infrastructure and immediate utility in the heart of Baltimore's industrial core.



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# INDUSTRIAL WAREHOUSE FOR SALE

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