

INDUSTRIAL/FLEX SPACE FOR LEASE




1650 UNION AVENUE, BALTIMORE, MD 21211 An
Adaptive Reuse of the Historic Pepsi Bottling Plant

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Centrally located between Woodberry and Hampden, the former Pepsi Bottling Plant has been a Baltimore fixture since its establishment in 1937. This building has been thoughtfully rebranded and revitalized to provide a dynamic environment for businesses seeking premium space in the heart of Baltimore, with amazing visibility and access to I-83.

Today, Plant 83 enters an exciting new chapter as a 14-acre mixed-use site, offering strategic flex and industrial spaces up to approximately 150,000 square feet.



Plant-83 comprises a range of ceiling heights, columns spacings, loading docks and drive-in doors, and even includes over 25,000 square feet of clerestory.



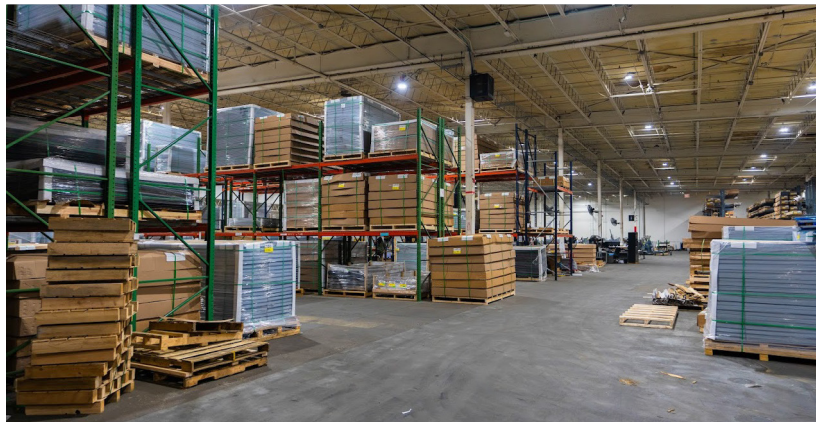
OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	Approximately 287,500 SF
Available SF:	Approximately 190,450 SF
Year Built:	1937
Lot Size:	12.63 Acres
Parking:	Free/ On-Site
Zoning	M-2-1

PROPERTY HIGHLIGHTS

- 13 DRIVE-INS AND 9 DOCK HIGH DOORS VARYING IN SIZE AND LOCATION
- CEILING HEIGHT UP TO 26'9"
- SECURE ENTRY AND PERIMETER
- FREE ON-SITE PARKING
- VISIBILITY AND ACCESS FROM I-83

ADDITIONAL PHOTOS



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LOCATION MAP

PLANT 83

1650 UNION AVENUE,
BALTIMORE, MD 21211



FOR MORE INFORMATION PLEASE CONTACT:

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