



FOR LEASE

WAREHOUSE & OUTDOOR STORAGE PROPERTY

1003 N. KRESSON STREET | BALTIMORE, MARYLAND 21205



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 14,314 SF ± warehouse/industrial building
- Situated on 1.51 acres ± (ample outdoor storage)
- 7 (oversized) drive ins
 - » Front drive in includes internal loading dock
- 16' ± clear
- New roof to be installed Q4 2024
- Easy access to Route 1, Route 40, I-95 and I-895
- Convenient to the Port of Baltimore (Seagirt Marine Terminal)

BUILDING SIZE:	14,314 SF ±
LOT SIZE:	1.7 ACRES ±
YEAR BUILT:	1955
CLEAR HEIGHT:	16' ±
LOADING:	7 DRIVE INS (OVERSIZED)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)



FRONT



REAR

AERIAL / PARCEL OUTLINE



178' ±

180' ±

400' ±

407' ±

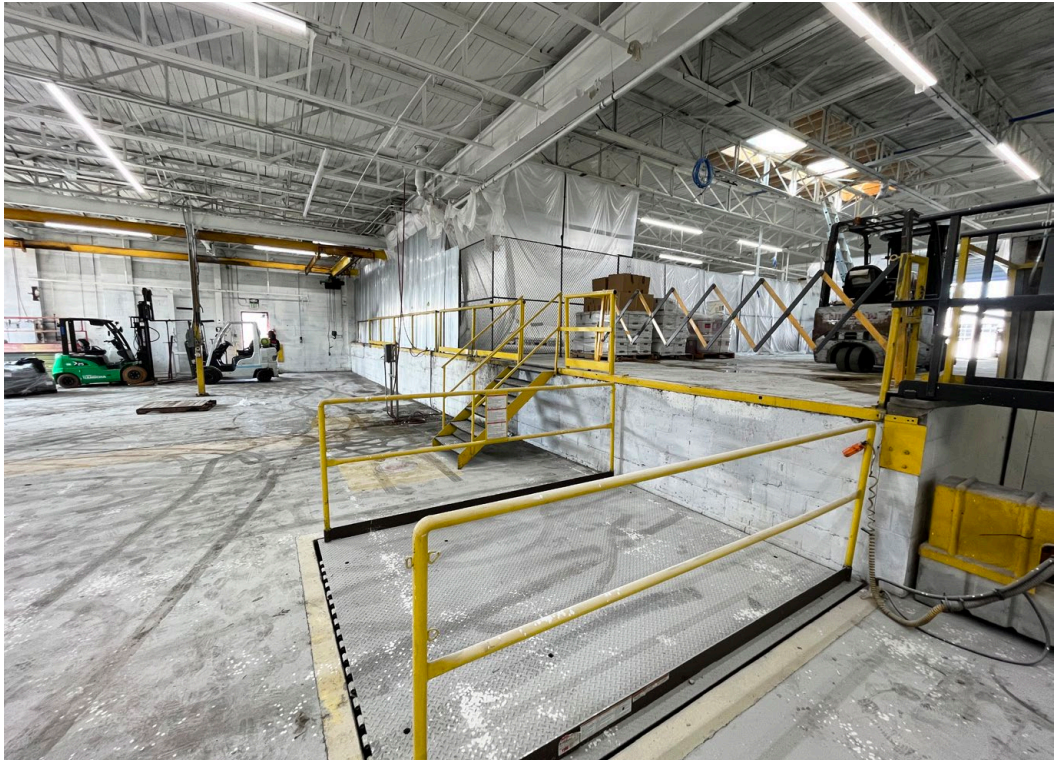
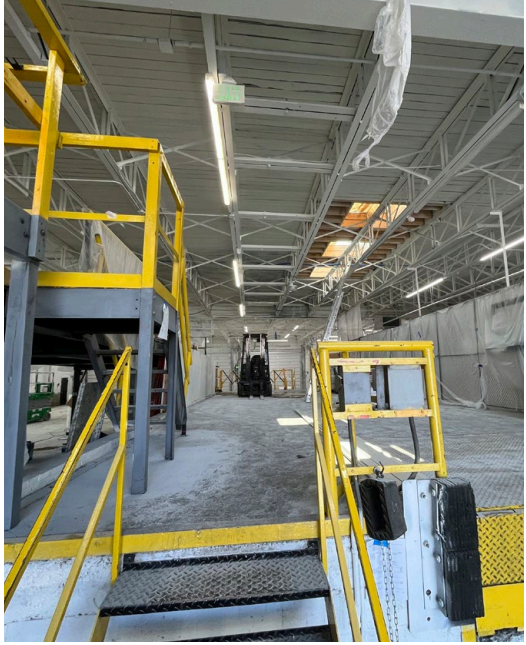
N KRESSON ST

LYON ST

E EAGER ST



INTERIOR PHOTOS



LOCAL BIRDSEYE

BALTIMORE



N LEHIGH



E EAGER ST

LYON ST

N KRESSON ST

E CHASE ST



LOCAL BIRDSEYE



151

ERDMAN AVE

LYON ST

N LEHIGH ST

N KRESSON ST

E EAGER ST

N JANNEY ST



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
2.9 MILES
6 MIN. DRIVE

INTERSTATE 895
2.5 MILES
7 MIN. DRIVE

INTERSTATE 695
4.3 MILES
9 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Beatty
4.0 MILES
13 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall AIRPORT
14.6 MILES
17 MIN. DRIVE

BALTIMORE, MD
3.4 MILES
14 MIN.

WASHINGTON, DC
43.5 MILES
1 HR. 2 MIN.

PHILADELPHIA, PA
98.9 MILES
1 HR. 40 MIN.



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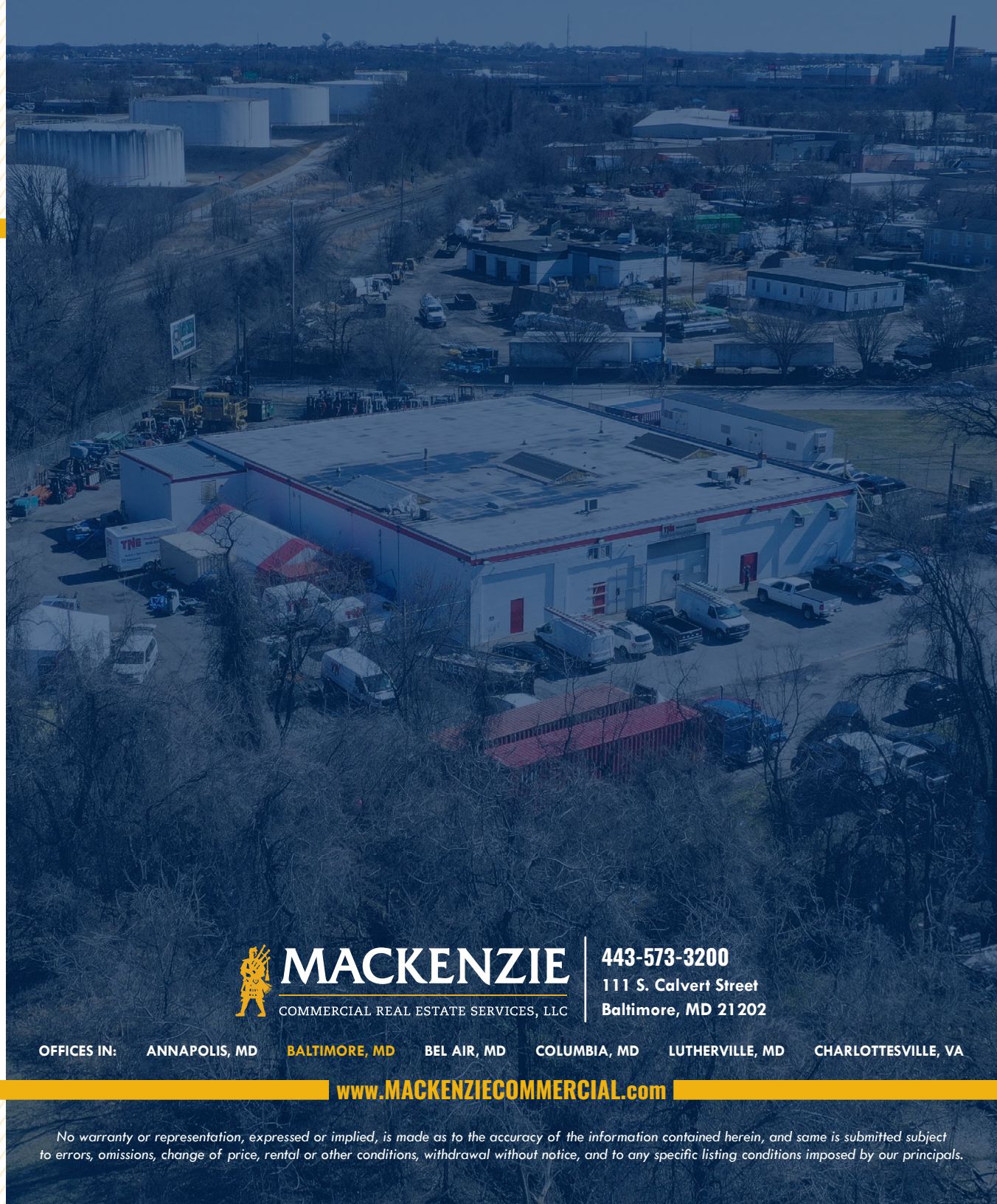


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