

# 2441 W Baltimore St

2441 W Baltimore St, Baltimore, MD 21223

BERKSHIRE HATHAWAY | PENFED REALTY  
HOMESERVICES

Presented by  
Berkshire Hathaway HomeServices PenFed Realty



## Price: \$8.00 /SF/YR

Owner Operated/Investor Opportunity. Fully renovated in July, 2025. Zoned I-1, industrial flex warehouse building. 2 levels, +/- 14,368 sq ft finished space situated on a fully fenced 0.42 ac lot. Inside the rear metal gate entrance are ample car parking spaces with 2 trailer spaces and a large detached storage space. The back entrance to the building from Hollins St has one loading dock and wide doors that lead to a huge open warehouse space, gas heating furnace, water heater and half bath. Portable A/C units on main level. Three additional warehouse spaces on left. On the right, there are more separate spaces with access to the basement, a second half bath and a second heating furnace. The front entrance from W Baltimore St is at a garage door and a double door that leads to lobby space and kitchenette area. on either side of the front entrance are two spacious areas for office use overlooking W Baltimore St with secured glass windows. Two stairways to the Upper Level, one at the rear entrance and the other from the lobby area. Upper Level has a huge open space that runs along W Baltimore St with windows for the entire width of the building. Another spacious open space runs along S Catherine St. There is a third half bath at this level. The building has an excellent location close to Grace Medical Center, University of Maryland Medical Center, Port of Baltimore and BWI Airport. I-1 zoning has myriad uses. Please

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Fully build-out in July 2025 with several large warehouse spaces, offices at both main and upper levels.

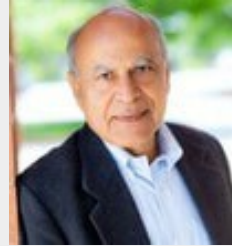
One truck-height loading dock at rear entrance for easy shipping and receiving.

Ample parking spaces and 2 truck/trailer spaces.

Ideal for needs of warehousing, distribution and light industrial operations with fluorescent lighting.

Strategically located in Downtown Baltimore with easy access to major highways and close proximity to I-95, port of Baltimore and BWI Airport.

Over 14000 sf of finished space on a 0.42 ac fenced lot.



**Gopal Hariani**

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Building Photo



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Listing spaces

1st Floor

Space Available	7,184 SF
Rental Rate	\$8.00 /SF/YR
Contiguous Area	14,368 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

2nd Floor

Space Available	7,184 SF
Rental Rate	\$8.00 /SF/YR
Contiguous Area	14,368 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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## Property Photos



Interior Photo



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Building Photo



Aerial



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Interior Photo



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Building Photo



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## Property Photos



Lobby



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## Location

