

2775 WILKENS AVENUE

BALTIMORE, MD 21223

FLEX / INDUSTRIAL FOR LEASE

15,010 sf – 37,828 sf

AVAILABLE

Area:	37,828 sf
Divisible to:	15,010 sf
Rental Rate:	By request
Services:	NNN
Term:	5-10 years
Possession:	Immediate
Note:	Ownership to provide Tenant Improvement allowance



PROPERTY SUMMARY

# Buildings:	2
Building 1:	22,818 sf
Building 2:	15,010 sf
Total area:	37,828 sf
Land Area:	3.98 acres
Zoning:	I-1
Drive-ins:	12 tot
Docks:	1 ext.
Clear Height:	12'

HIGHLIGHTS

- Single tenancy opportunity for businesses seeking large-scale operations
- Extended loading dock and 12 drive-ins
- Multiple building configurations and space sizes
- Ample space for storage, production, or distribution activities
- Competitive location
- Strong labor force

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