

# Shed, Warehouse &/or Land for Lease

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Long or Short Term Availability & Below Market Rent  
5501 Pennington Avenue, Baltimore, Maryland 21226



**TD&A**  
TROUT DANIEL & ASSOCIATES  
BUY. SELL. LEASE. ADVISE.

# Summary

## SHED

- **Size:** 47,000 ± Square Feet
- **Pier Access:** Building adjacent to Primary Deep-Water Pier, 24' depth at draft
- **Loading:** Large drive-in loading
- **Interior Height:** 50 Feet minimum
- **Power:** 3-Phase, 400A, 277/480 service
- **Use:** Suitable for bulk material handling, storage, inbound/outbound distribution
- **Condition:** As is, where is
- **Available:** For immediate occupancy

## WAREHOUSE

- **Size:** 16,000 ± Square Feet on 0.75 ± acre in proximity to Primary Deep-Water Pier
- **Rail Access:** CSX Rail spur runs adjacent to the building; splits into double spur
- **Loading:** 7 dock doors + 1 drive-in
- **Clear Interior Height:** 15 feet
- **Power:** 480V / 3-phase electric
- **Use:** Suitable for storage and distribution
- **Condition:** As is, where is
- **Available:** 6 months' advance written notice required

## BUILDING SHELL

- **Size:** 10,725 ± Square Feet on 1.25 ± acres
- **Location:** Close to the rail spur and directly across from the warehouse
- **Loading:** Drive-in access
- **Condition:** As is, where is
- **Available:** For immediate occupancy

## IOS LAND

- Up to 25 ± acres

# Highlights

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- 460' Deep-Water Pier for berthing of vessels up to 620'
- CSX Rail: double spur for 8 railcars; ability to expand rail with additional spur
- Convenient access to I-895, I-95, I-695, I-97
- Lease from 10,725 SF to 73,725 SF
- Flexible lease terms
- Cheap rent
- Property also offered for sale



## Contact Us



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