



FOR **LEASE**

WAREHOUSE BUILDING W/ OUTSIDE STORAGE

4101 CURTIS AVENUE | BALTIMORE, MARYLAND 21226

53,000 SF ± AVAILABLE

1.0 AC ± OUTDOOR STORAGE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 53,000 SF \pm warehouse space; 1.0 Ac \pm of IOS
- Ample fenced, gated and lit outside storage
- Rail possible
- Minutes from I-695, I-895, I-97
- Minutes from Fairfield Marine Terminal and just north of the new Southside Logistics Center
- Located in an Opportunity Zone

AVAILABLE:	53,000 SF \pm
IOS:	1.0 ACRE \pm
CEILING HEIGHT:	16'-24' \pm
LOADING:	4 DRIVE-INS (12' x 14')
	DOCK LOADING CAN BE ADDED
SPRINKLER:	DRY
RENTAL RATE:	\$5.50 PSF, NNN
OP EX:	\$2.00 PSF (EST.)



AERIAL



LEASED

1.0 AC ± OUTDOOR STORAGE

FENCED,
GATED AND LIT
OUTSIDE
STORAGE

LEASED

53,000 SF ±
AVAILABLE

4221

LEASED

173

CURTIS AVE



[illegible]

LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

 **1.3 MILES**
4 MIN. DRIVE

 **3.2 MILES**
9 MIN. DRIVE

 **4.1 MILES**
10 MIN. DRIVE

 **1.6 MILES**
4 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

 **10.2 MILES**
14 MIN. DRIVE

BALTIMORE, MD **6.6 MILES**
20 MIN.

WASHINGTON, DC **41.4 MILES**
1 HR. 10 MIN.

PHILADELPHIA, PA **103.0 MILES**
1 HR. 50 MIN.



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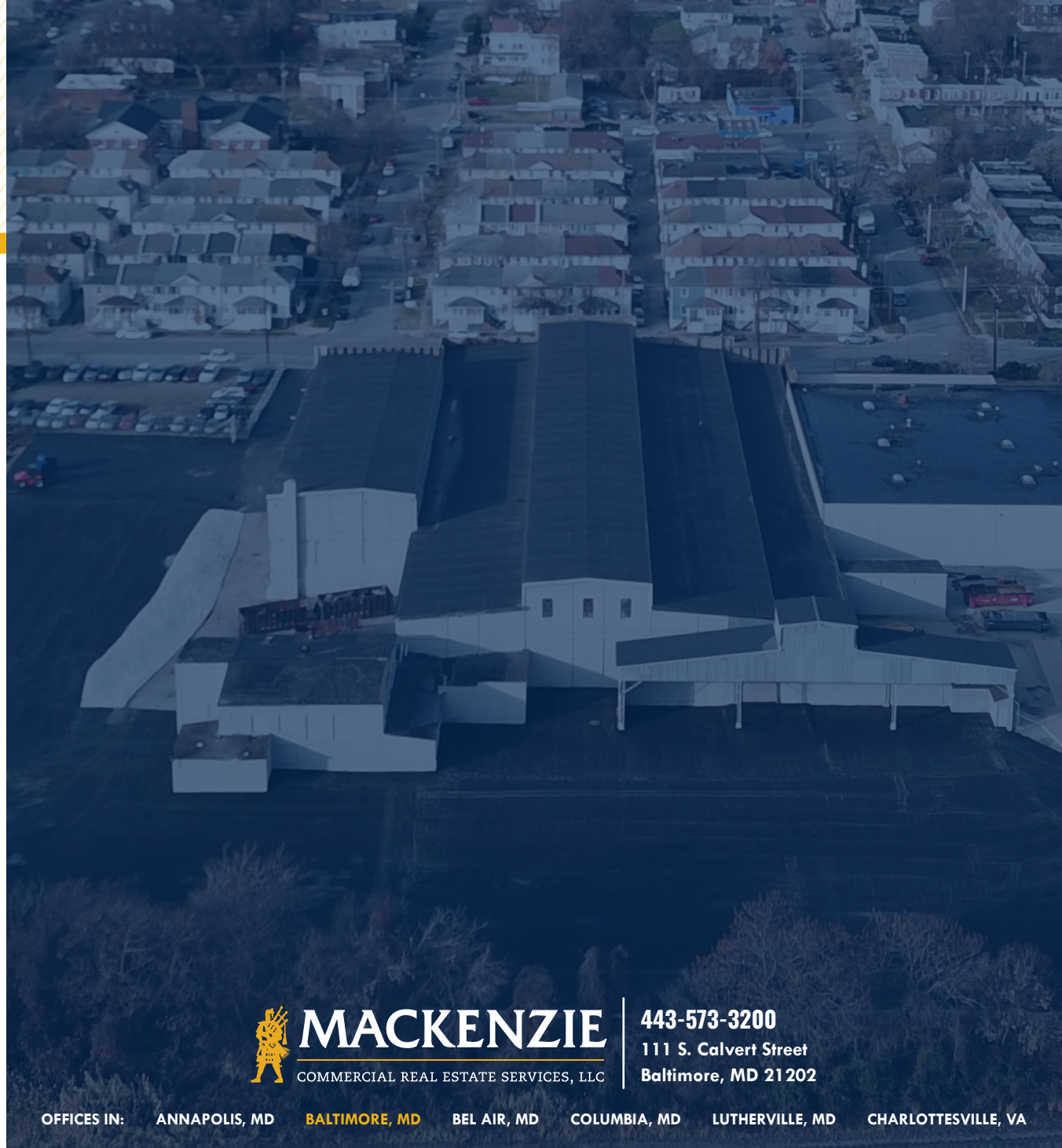
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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