



RAIL-SERVED WAREHOUSE

235-333 S. KRESSON STREET | BALTIMORE, MARYLAND 21224

FOR
**SALE/
LEASE**

UP TO
93,700 SF ±
AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

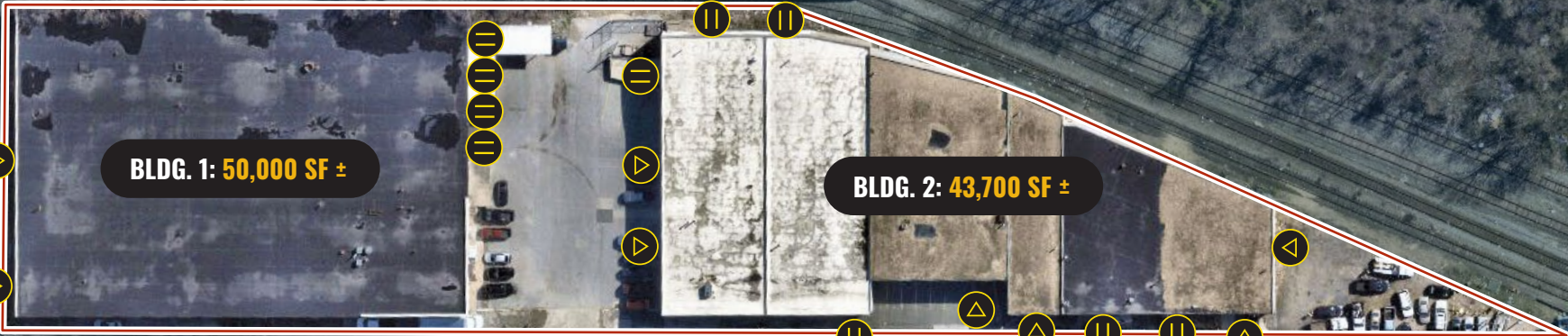
- Two warehouse/industrial buildings totaling 93,700 SF \pm (can be leased individually)
- Rail served
- Heavy power
- 16'-20' \pm clear heights
- I-2 zoning allows for a wide variety of uses
- Opportunity Zone
- State Enterprise Zone
- Easy access to I-95, I-895 and Johns Hopkins Bayview Medical Center

BUILDING 1:	50,000 SF \pm
BUILDING 2:	43,700 SF \pm (CAN BE DEMISED)
LOT SIZE:	2.78 ACRES \pm
CLEAR HEIGHT:	16'-20' \pm
DOCKS:	10
DRIVE-INS:	8
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE



AERIAL

-  DRIVE-IN
-  DOCK

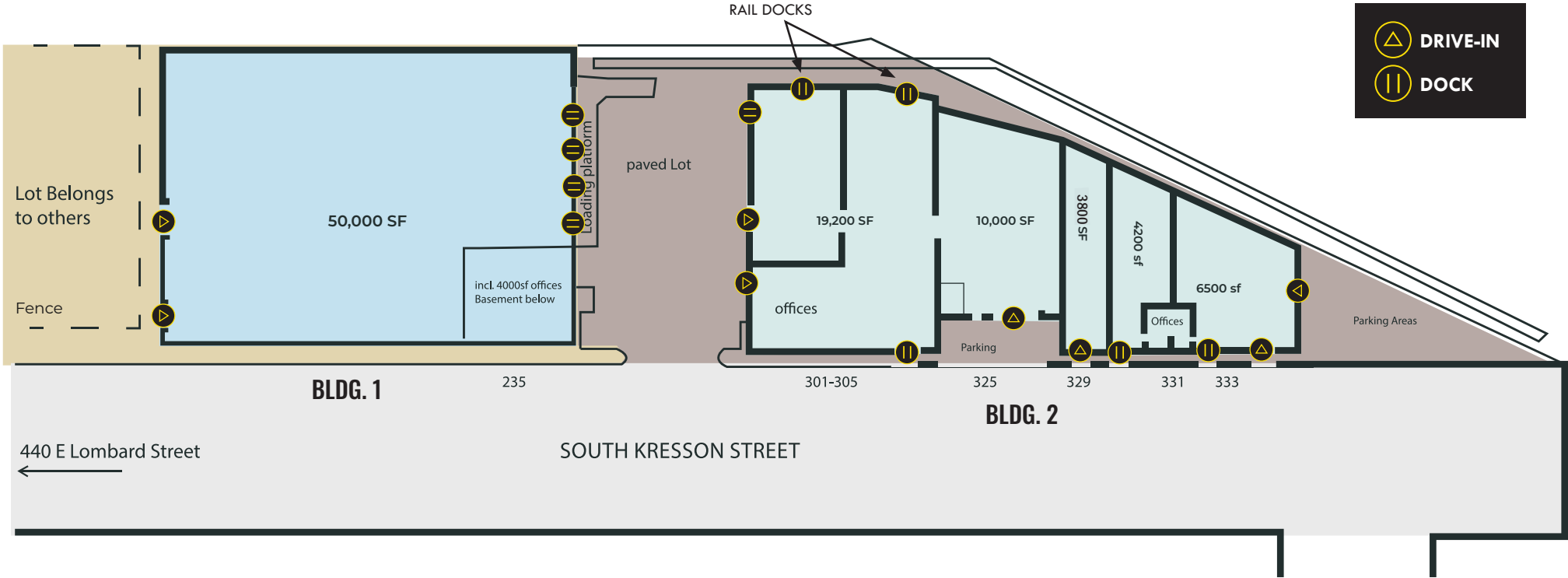


S KRESSON ST

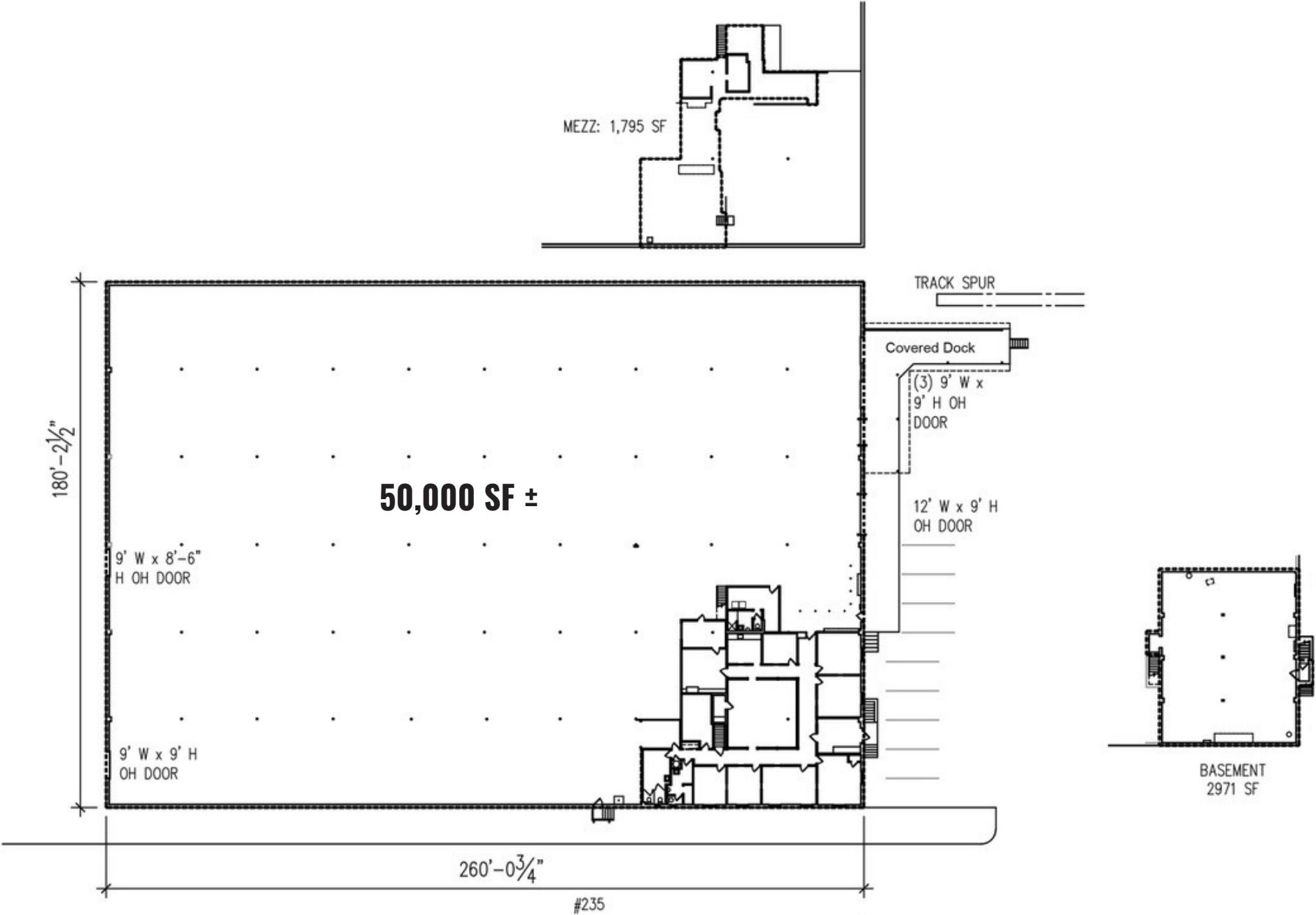
EASTERN AVE



SITE PLAN



FLOOR PLAN: BUILDING 1



ADDITIONAL PHOTOS



LOCAL BIRDSEYE

BALTIMORE

EASTERN AVE

BANK ST

GOUGH ST

Walgreens



Maryland Mechanical Systems, Inc.

Public Storage

S HAVEN ST

OLD LINE

S.A.P. Towing and Auto Repair

BLDG. 2: 43,700 SF ±

TOSS IT

S JANNEY ST

BLDG. 1: 50,000 SF ±



S KRESSON ST



TRADE AREA

DRIVING DISTANCE TO:

 0.6 MILES
2 MIN. DRIVE

 0.6 MILES
3 MIN. DRIVE

 1.6 MILES
6 MIN. DRIVE

 2.9 MILES
9 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

 13.3 MILES
14 MIN. DRIVE

BALTIMORE, MD 3.1 MILES
10 MIN.

WASHINGTON, DC 42.2 MILES
45 MIN.

PHILADELPHIA, PA 98.4 MILES
1 HR. 30 MIN.

RICHMOND, VA 152.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO CONTACT:



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com



DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com

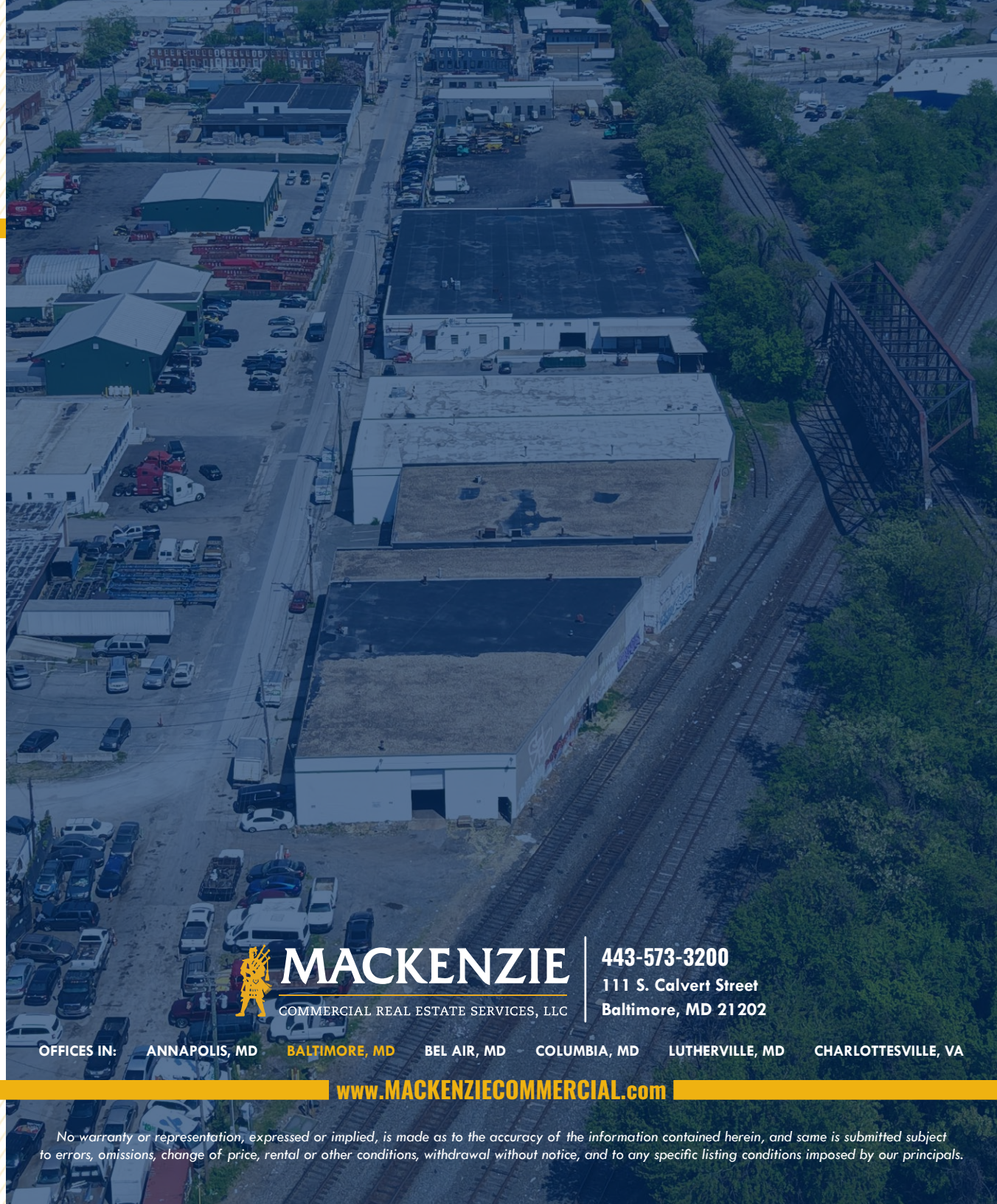


ALTON CURRY

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



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