



INDUSTRIAL PROPERTY

532 E. 25TH STREET | BALTIMORE, MARYLAND 21218

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Very heavy power
- 36 foot clear ± in approximately 34,000 sf of warehouse
- Entire property is fenced/secured
- Easy access to York Road, Rt. 1, Rt. 40 and I-83
- Close proximity to Downtown Baltimore

BUILDING 1:	111,900 SF ±
BUILDING 2:	3,852 SF ±
BUILDING 3:	3,136 SF ±
LOADING:	4 EXTERIOR DOCKS 2 INTERIOR LOADING WELLS
LOT SIZE:	4.16 ACRES ±
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
RENTAL RATE:	\$4.75 PSF NNN
SALE PRICE:	\$6,600,000



AERIAL / PROPERTY SPECS

Site Size:	4.16 Acres ±		
Building Size:	118,888 SF ± Total		
	Bldg. 1: 111,900 SF ±	Bldg. 2: 3,852 SF ±	Bldg. 3: 3,136 SF ±
Year Built:	1920 (34,000 SF Addition in 1993)	1920	1920
Stories:	2	1	1
Clear Height:	26-28' ± (34,000 SF ± Metal Warehouse)	N/A	12-14' ±
	14-16' ± (74,000 SF ± Orig. Warehouse)		
Construction:	Masonry/ Metal	Masonry	Masonry
Docks:	4	None	None
Interior Loading Wells:	4	None	None
Power:	3 Phase (Heavy)	Standard	3 Phase (Heavy)
Sprinklers:	Wet System		
Utilities:	Public Water & Sewer		
Zoning: I-1 (Light Industrial District) Baltimore City, MD			
The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly-type manufacturing, with little to no outside impacts.			



PHOTOS



LOCAL BIRDSEYE



martin
FUEL COMPANY INC.

Cloverland

LOCH RAVEN RD

ALLIANCE
FUEL COMPANY

**Price
checkers**

SUNOCO

Baltimore Hydraulics Inc.

EMR

**MTA
Maryland**

E 25TH ST

**DOLLAR
GENERAL**



TRADE AREA

DRIVING DISTANCE TO:

1 0.6 MILES
3 MIN. DRIVE

83 1.4 MILES
7 MIN. DRIVE

40 1.8 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Beutler
8.7 MILES
23 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall AIRPORT
11.7 MILES
24 MIN. DRIVE

BALTIMORE, MD 2.3 MILES
9 MIN.

WASHINGTON, DC 46.0 MILES
1 HR. 15 MIN.

PHILADELPHIA, PA 101.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 149.0 MILES
2 HRS. 45 MIN.



FOR MORE INFO **CONTACT:**



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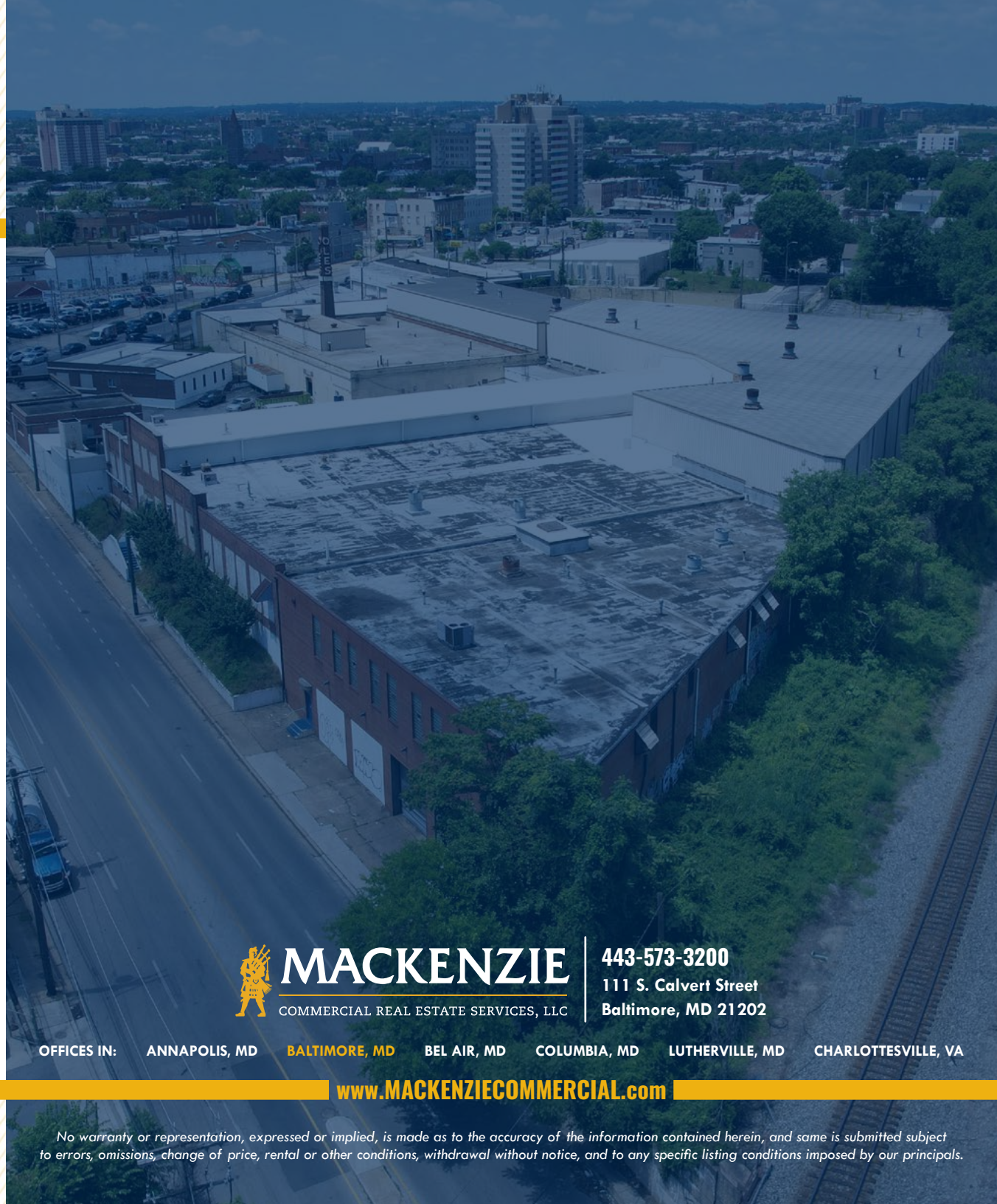
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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www.MACKENZIECOMMERCIAL.com

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