

601 S. LONGWOOD STREET

Baltimore, MD 21223 | Baltimore City

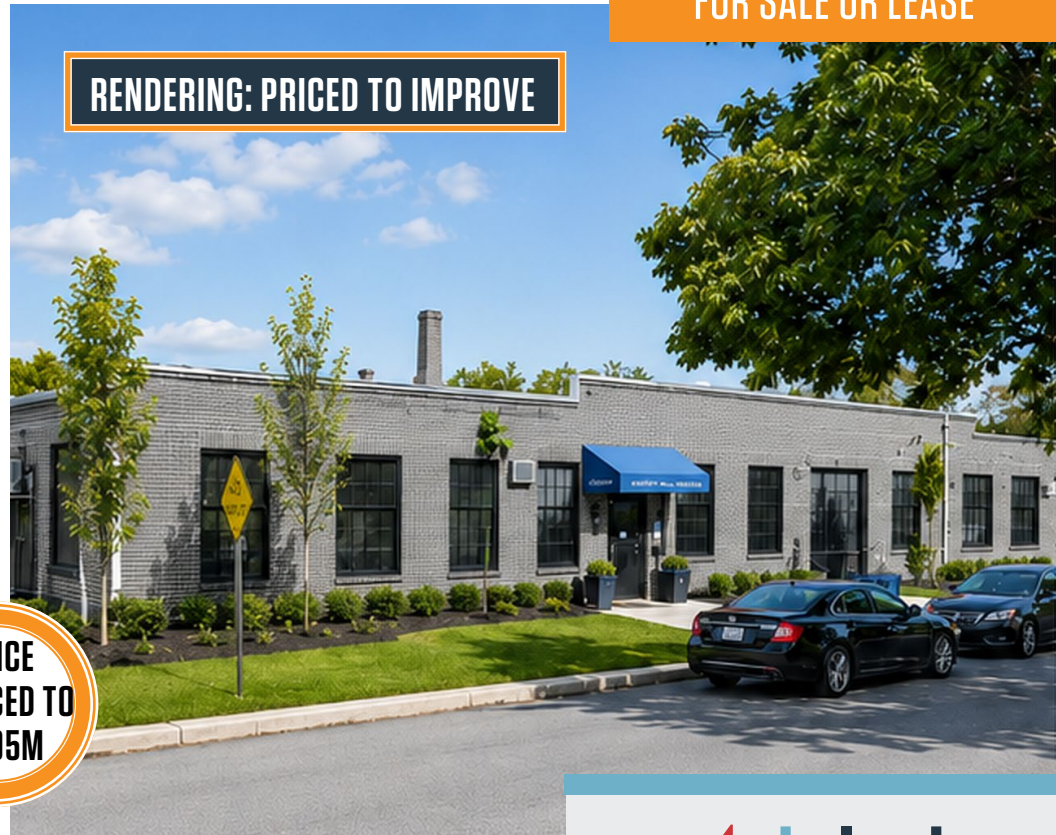
INDUSTRIAL BUILDING
FOR SALE OR LEASE

ACTUAL



RENDERING: PRICED TO IMPROVE

**PRICE
REDUCED TO
\$1.95M**



PROPERTY HIGHLIGHTS

- **Building Size:** 37,842 SF available
- **Office Area:** 1,500 SF
- **Ceiling Height:** 13' - 15'
- **Parking:** 15 spaces
- **Land:** 1.55 acres
- **Zoning:** I-1
- **Loading:** Three (3) docks; Four (4) drive-ins
- **Access:** Nearby I-95, Caton Ave. & DeSoto Bus. Park
- **Sprinkler:** Wet sprinkler system
- **Utilities:** Gas 6", Water 4", Sewer 4"
- **Electric:** 1200 amps @ 240 volt (upgraded within last four (4) years)

NAI klnb

Spence Daw, SIOR
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443-574-1429

Steele Stanwick
410-685-9875

9881 Broken Land Parkway, Suite 300
Columbia, MD 21046

SITE LOCATION PLAN



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ACTUAL PHOTOS

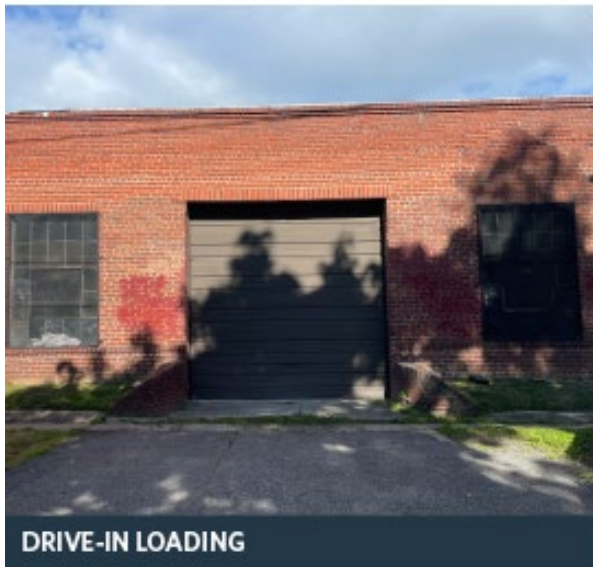
ACTUAL BUILDING
CONDITION



FRONT VIEW



SIDE VIEW



DRIVE-IN LOADING



DOCK LOADING

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VISUAL RENDERINGS

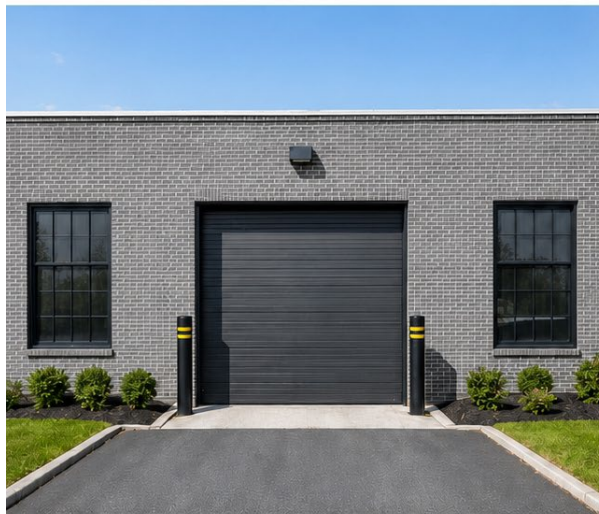
VISUAL RENDERINGS



FRONT VIEW



SIDE VIEW



DRIVE-IN LOADING



DOCK LOADING

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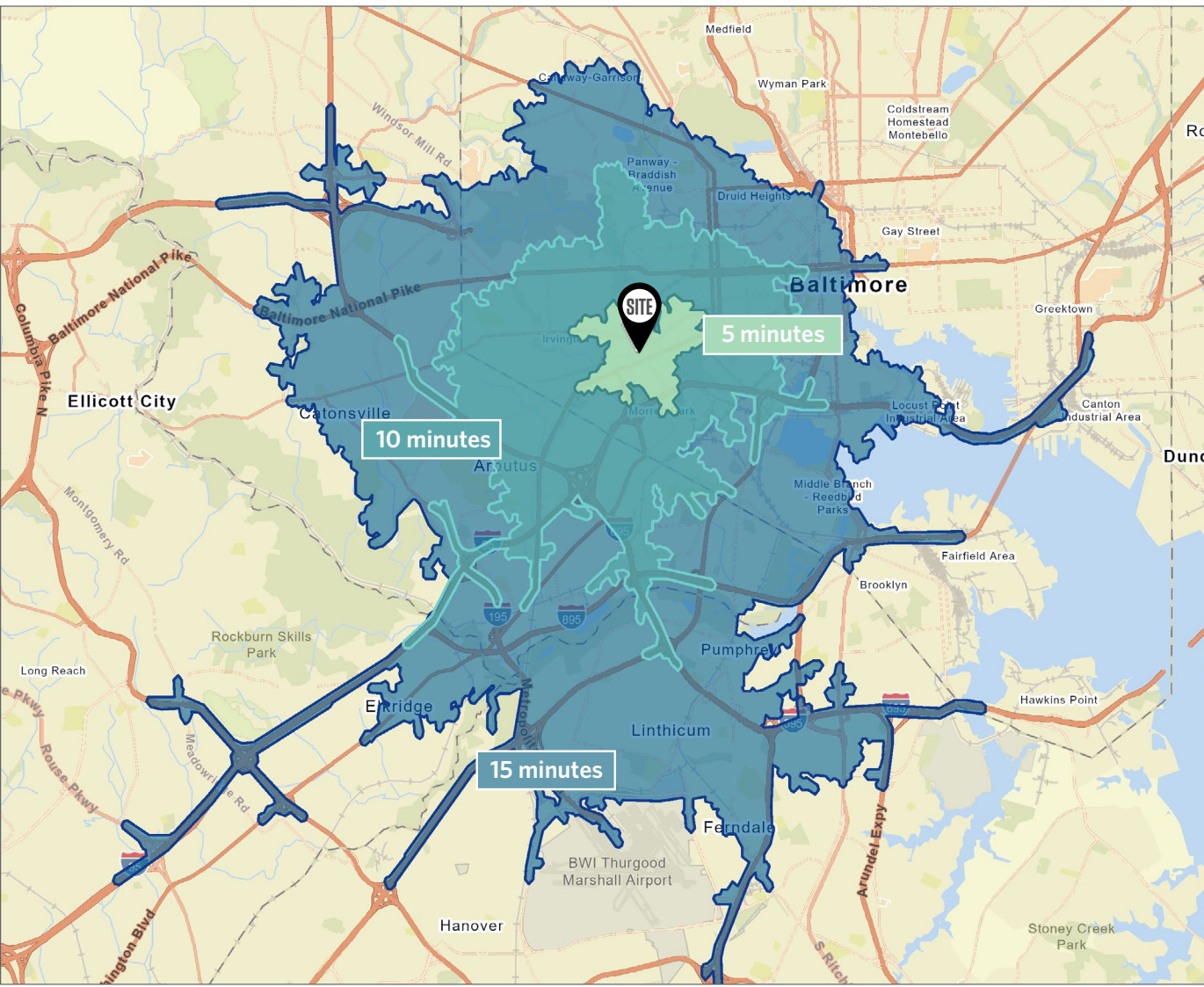
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DRIVE-TIME MAP



- U.S. Route 1: .5 miles
- I-95: 1.5 miles
- I-695: 2.5 miles
- I-295: 5 miles
- BWI: 8 mile
- I-495: 25 miles

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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