



INDUSTRIAL WAREHOUSE

6001 ERDMAN AVENUE | BALTIMORE, MARYLAND 21205

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 50,995 SF \pm industrial/warehouse building situated on 2.4 acres \pm (paved)
- Heavy power (3 phase electrical service)
- Sprinklered
- Superior access to I-95, I-895 and I-695
- Close proximity to the Port of Baltimore (4 miles) and Downtown

BUILDING SIZE: 50,995 SF \pm

LOT SIZE: 2.4 ACRES \pm

DOCKS: 4 (FRONT)

DRIVE-INS: 1 (OVERSIZED, REAR)

ZONING: I-2 (GENERAL INDUSTRIAL DISTRICT)

SALE PRICE: **NEGOTIABLE**

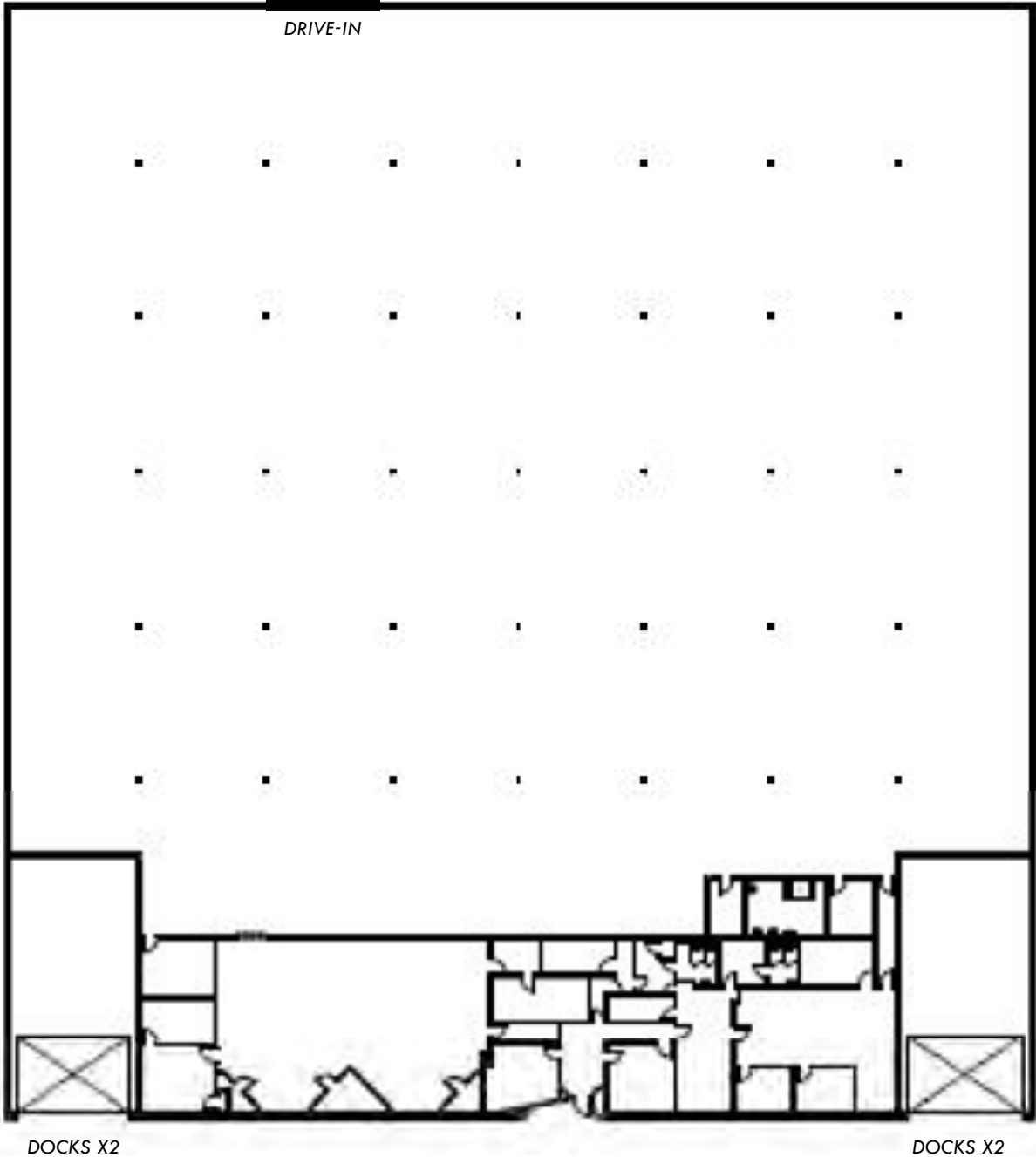


AERIAL / PARCEL OUTLINE



FLOOR PLAN

Not to scale.
Changes have been made.



PHOTOS



LOCAL BIRDSEYE

BALTIMORE

NATIONAL LUMBER CO.

INTERSTATE 895

HARBOUR SIGN & GRAPHICS, LTD.

151

CRAZY RAYS

SITE

M.D.T. MARYLAND DEPARTMENT OF TRANSPORTATION

ERDMAN AVE

CRAZY RAYS

151



TRADE AREA

DRIVING DISTANCE TO:

40 0.2 MILES
1 MIN. DRIVE

95 1.5 MILES
4 MIN. DRIVE

895 2.3 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
5.6 MILES
11 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT
14.3 MILES
18 MIN. DRIVE

BALTIMORE, MD 4.3 MILES
15 MIN.

WASHINGTON, DC 43.2 MILES
1 HR. 10 MIN.

PHILADELPHIA, PA 97.9 MILES
1 HR. 31 MIN.

RICHMOND, VA 159.0 MILES
2 HRS. 40 MIN.



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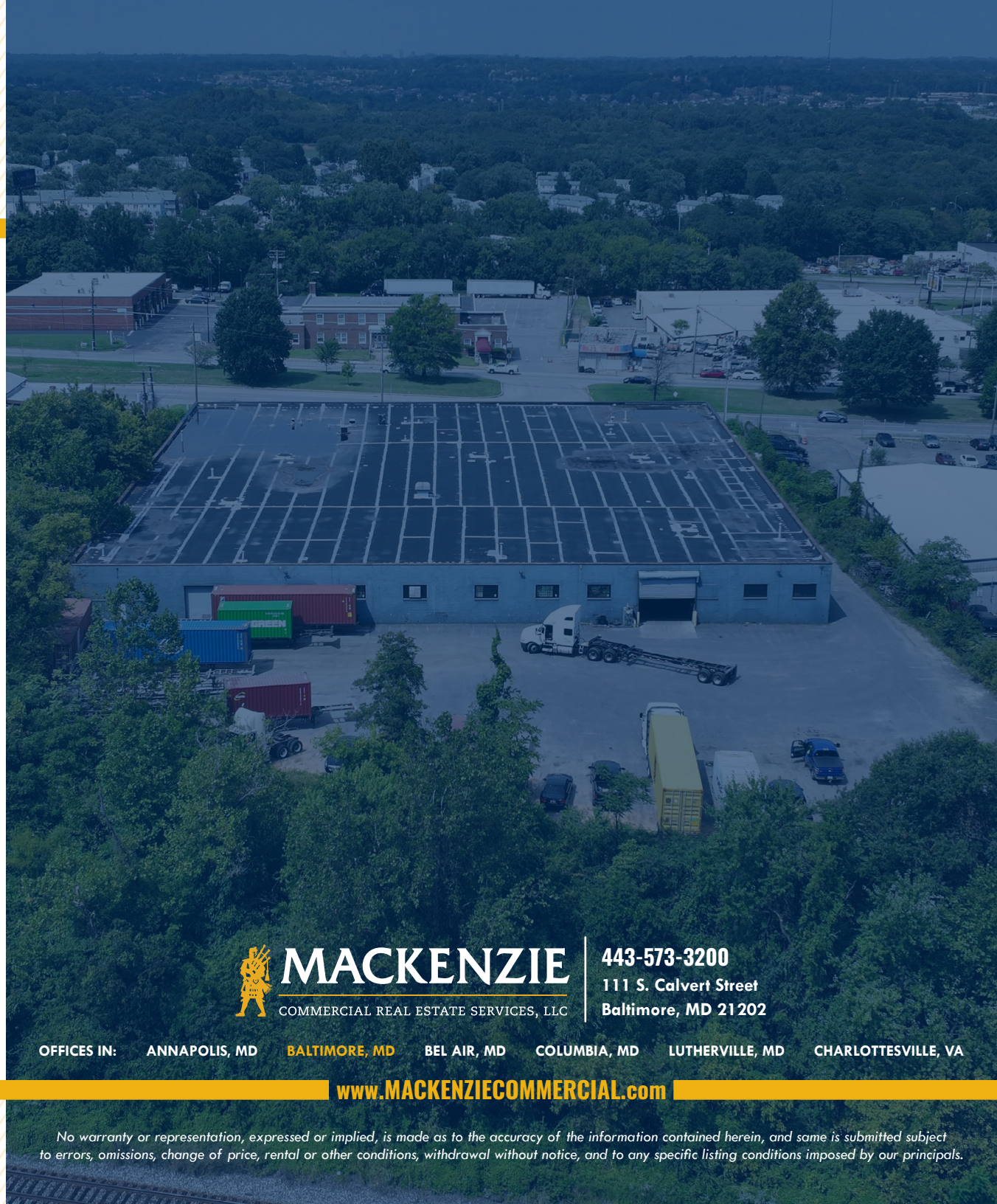


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www.MACKENZIECOMMERCIAL.com



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FINANCIAL OVERVIEW

	Base Rent	RET	INS	NNN
10/1/2024	\$376,362.00	\$32,912.88	\$16,974.88	\$326,474.24
10/1/2025	\$387,652.86	\$32,912.88	\$17,314.38	\$337,425.60
10/1/2026	\$399,282.42	\$32,912.88	\$17,660.67	\$348,708.87
10/1/2027	\$309,965.10	\$32,912.88	\$18,013.88	\$259,038.34

