

INDUSTRIAL/FLEX SPACE FOR LEASE




1101 HANZLIK AVENUE, BALTIMORE, MD 21237
Industrial Space with Offices and Yard Space

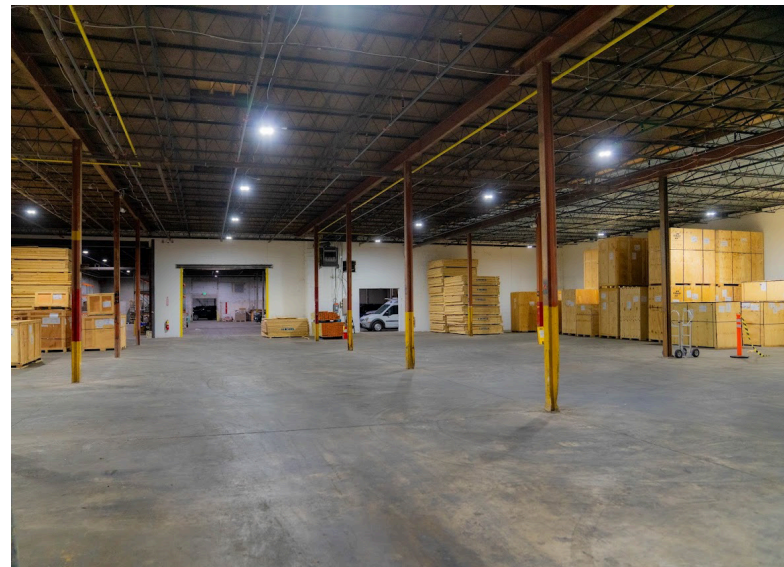
EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This 4.6 acre site hosting a +/-65,200 square foot single-story warehouse building is strategically located on Pulaski Highway, just minutes from the intersection of I-95 and I-695 North-East of Baltimore City. Boasting a combination of features including ESFR sprinklers, the ability to house multiple users with both at-grade and traditional dock loading requirements, yard space, and plentiful parking, 1101 Hanzlik represents some of the best value warehouse space in the I-95 corridor.



1101 Hanzlik Ave. includes ample fenced-in yard space for outdoor storage and parking.



OFFERING SUMMARY

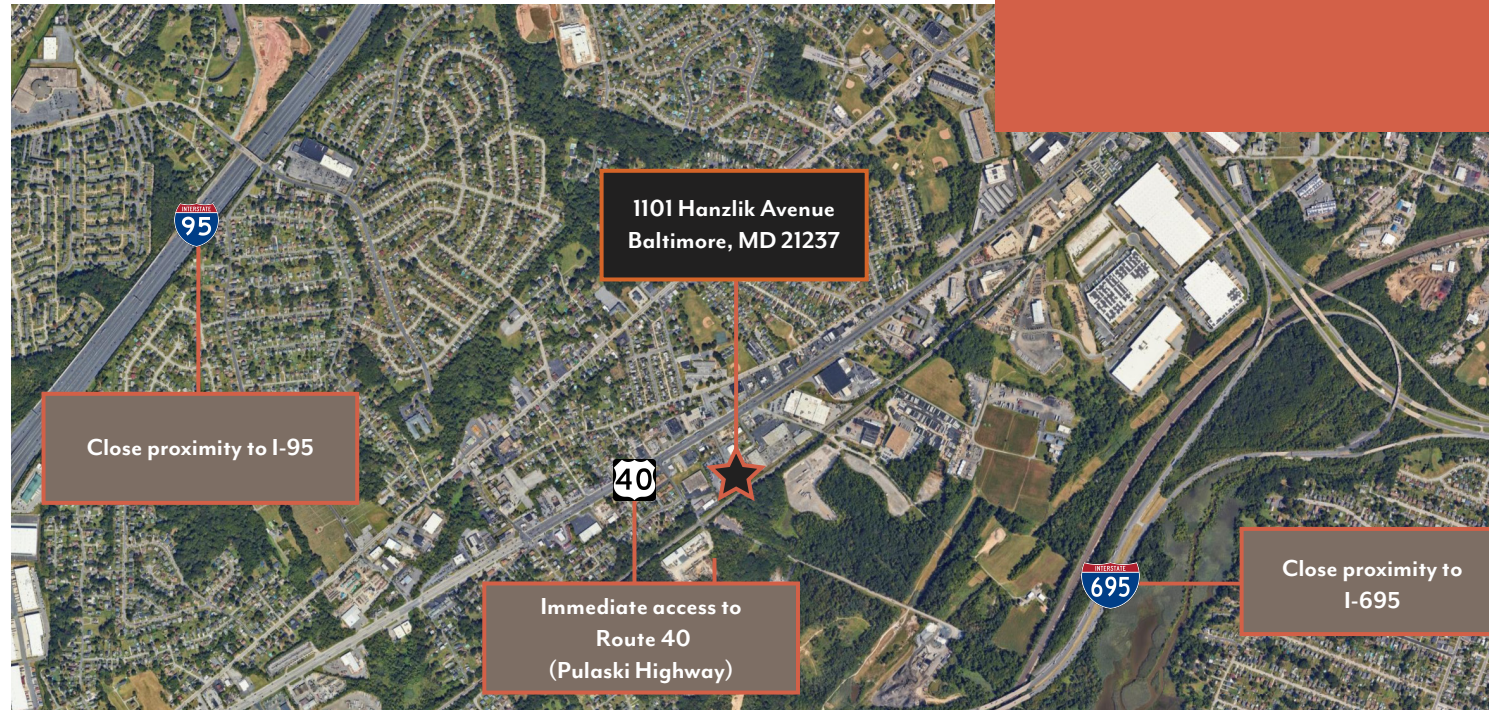
Lease Rate:	Negotiable
Building Size:	Approximately 65,200 SF
Available SF:	Approximately 65,200 SF - Demiseable
Year Built:	1956
Lot Size:	4.60 Acres
Parking:	Free/ On-Site
Zoning	ML-IM

PROPERTY HIGHLIGHTS

- ESFR SPRINKLER SYSTEM
- APPROX. 2,000 SF OF OFFICE AREA
- 11 LOADING DOCKS AND 4 DRIVE-IN DOORS
- CEILING HEIGHTS UP TO 21'3"
- FREE ON-SITE PARKING
- CLOSE ACCESS TO I-95 AND I-695

LOCATION MAP

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BALTIMORE, MD 21237**



FOR MORE INFORMATION PLEASE CONTACT:

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