

LIGHT INDUSTRIAL SPACE FOR LEASE

6200 Frankford Ave - Baltimore, MD 21206



BUILDING INFORMATION

91,718-square-foot building; Zoned I-1

Located in a Hub Zone and FTZ #74

MTA on Frankford Avenue (Bus #44)

On-site property management

Visibility from Frankford Avenue and I-895, with opportunity for signage

Tenant is responsible for its utility costs, janitorial service, and its pro rata share of operating expenses, estimated at \$1.34 PSF (includes real estate taxes [\$0.59 PSF], insurance [\$0.10 PSF] and common area maintenance [\$0.56 PSF])

AVAILABILITY

- 11,933 SF available
- 2 loading docks, 1 drive-in door
- New LED lights
- 16' ceiling height
- 120/208 3 phase 4 wire 200 amp service
- Wet sprinkler system
- \$7.50 PSF, NNN

FOR MORE INFORMATION PLEASE CONTACT:

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