



FOR LEASE

# INDUSTRIAL BLDG. W/ OUTDOOR STORAGE

920 BRUNSWICK STREET | BALTIMORE, MARYLAND 21223



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 17,651 SF ± warehouse building, with office
- Superior loading (14 oversized drive in doors)
  - » 14' x 14'
  - » Drive-thru capability
  - » 9 in front of building, 5 in back of building
- 3.14 acres ± of industrial outdoor storage (IOS)
- Fenced, lit and paved lot
- On-site fueling station
- Close proximity to I-95, Downtown Baltimore and BWI Airport
- I-1 zoning permits outdoor storage by right

BUILDING SIZE:

17,651 SF ±

LOT SIZE:

3.14 ACRES ±

LOADING:

14 OVERSIZED DRIVE IN DOORS

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)

RENTAL RATE:

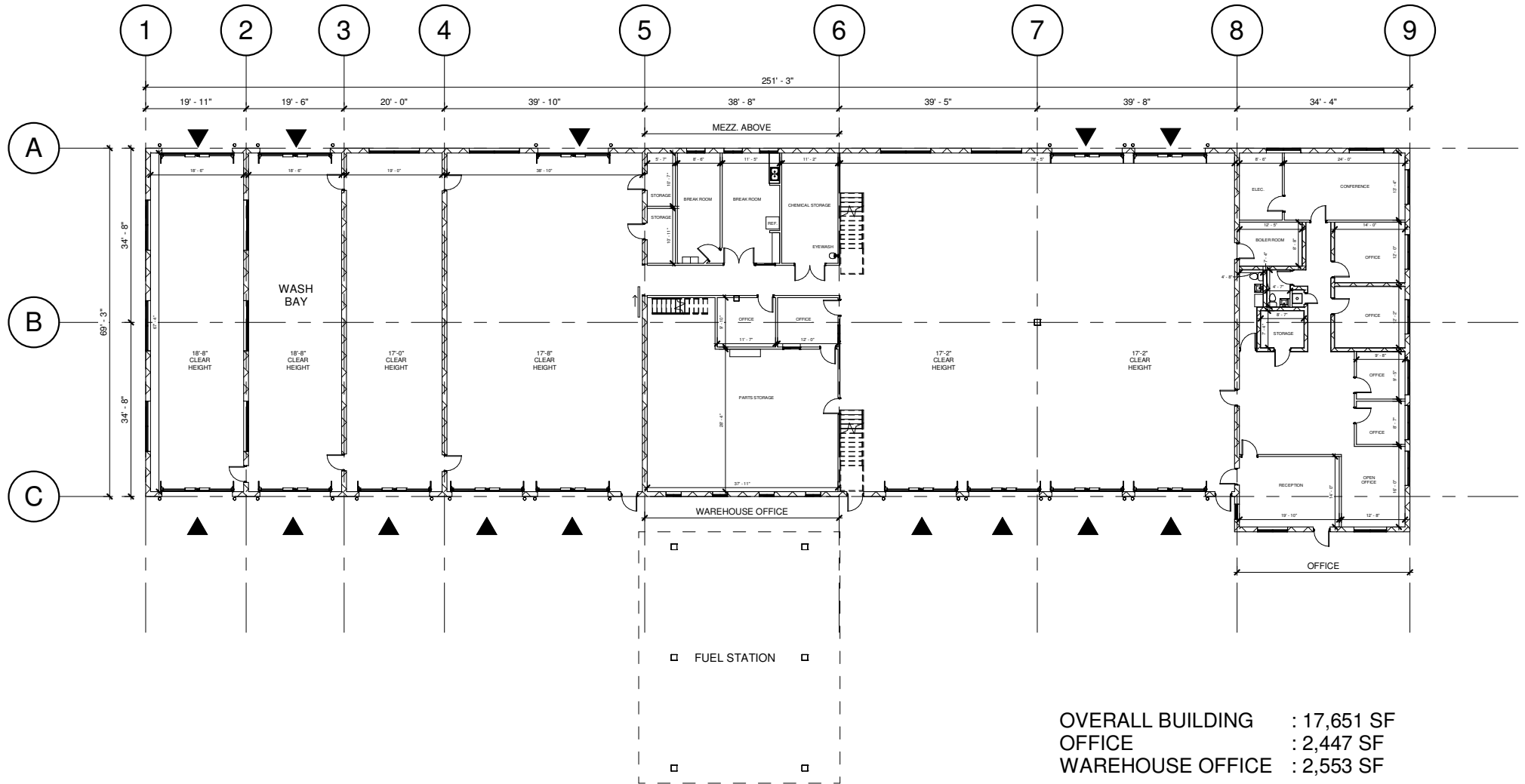
NEGOTIABLE



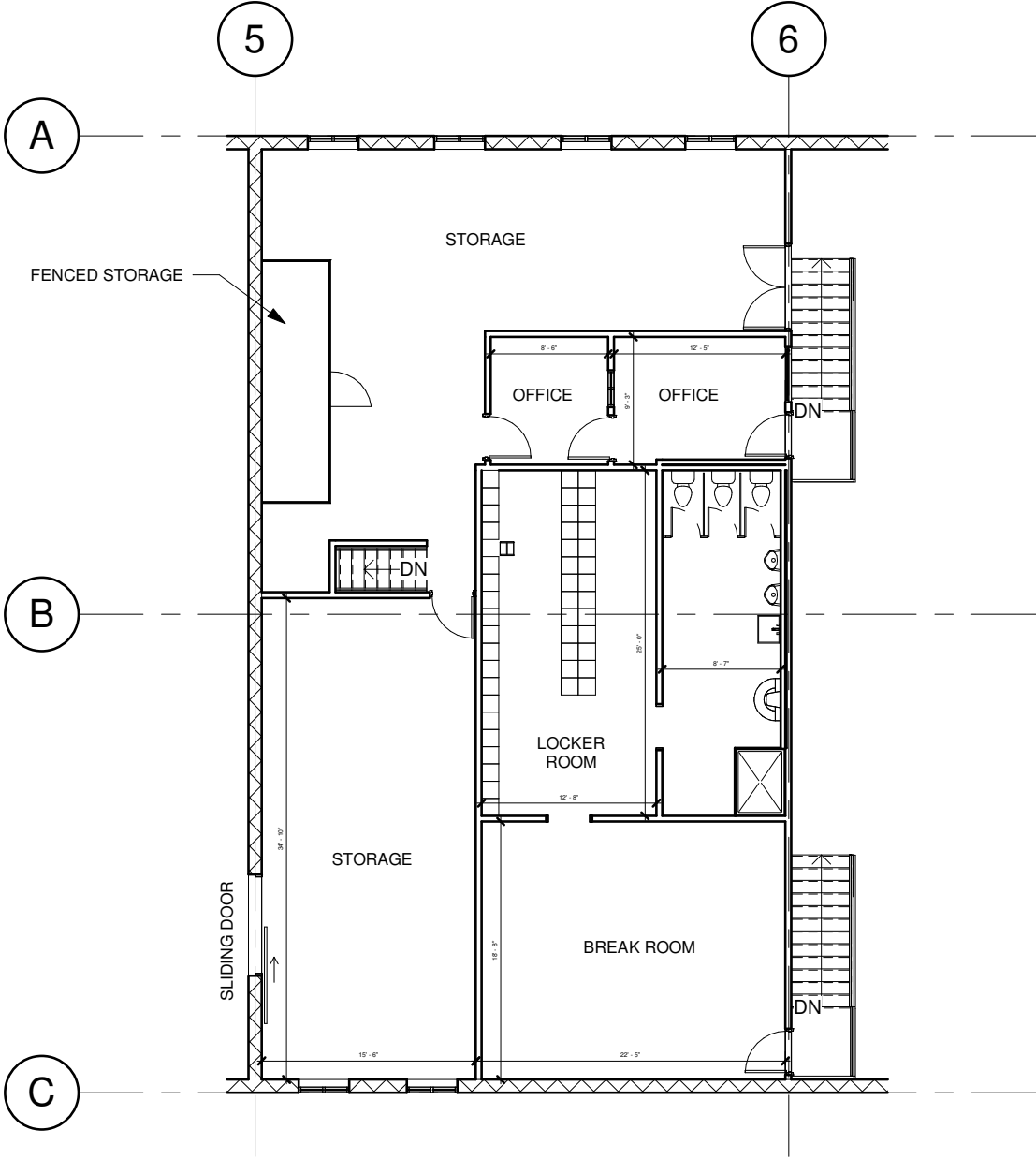


# 1ST FLOOR PLAN

▲ 14' X 14' DRIVE-IN DOOR



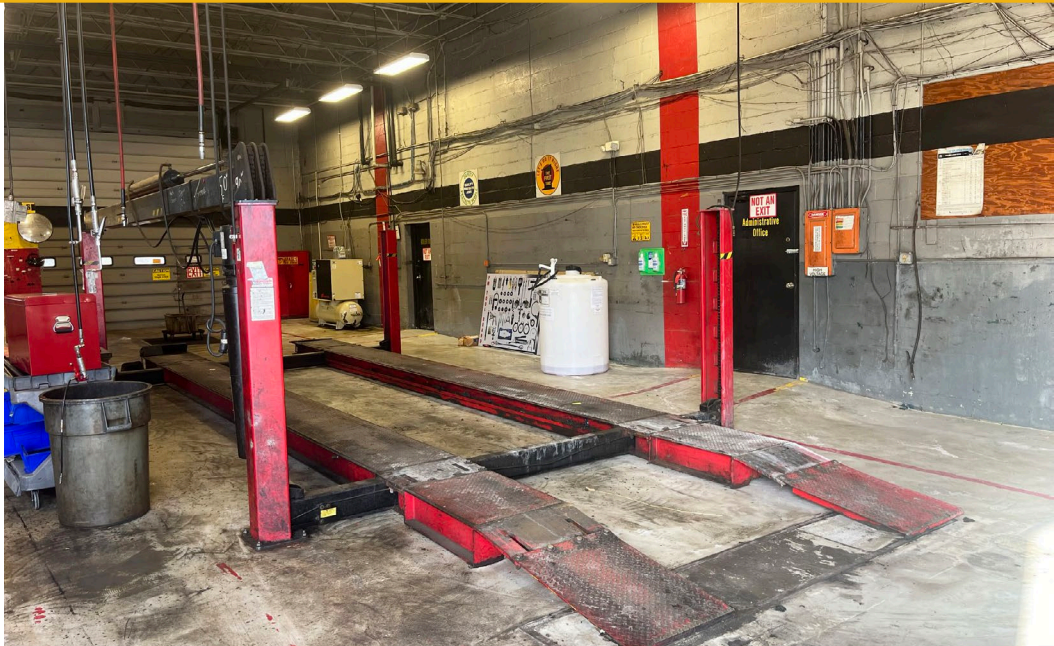
# MEZZANINE PLAN



MEZZANINE: 2,553 SF



# PHOTOS





# LOCAL BIRDSEYE



Quality Ethnic Foods Inc.  
safety-bleen

CleanEDGE  
O.Berk

FritoLay

ROYAL FARMS

Ascension Saint Agnes

INTERSTATE 95  
A surface technologies  
adiberts

DYNAMIC Collision Services

4myCITY

OnTrac

CASTLE  
A STONE ISOLPLUS COMPANY

Aireco  
MCELROY METAL  
GabeTruck

SCATON AVE

BOND DISTRIBUTING

RPG  
Railway Products Group

MERCUY PLASTICS  
INCORPORATE

WELLS POINT  
WHOLESALE MEATS  
Quality Meats, Poultry and Game

SITE

WILKENS AVE

SIMS METAL

BRUNSWICK ST





# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 95**  
1.8 MILES  
5 MIN. DRIVE

**295**  
2.5 MILES  
8 MIN. DRIVE

**INTERSTATE 695**  
3.2 MILES  
8 MIN. DRIVE

**BWI**  
BALTIMORE WASHINGTON INTERNATIONAL  
THUNDERBOLT AIRPORT  
8.5 MILES  
12 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
FELIX DELICH BENLEY  
9.3 MILES  
13 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BALTIMORE, MD**  
3.9 MILES  
13 MIN.

**WASHINGTON, DC**  
38.0 MILES  
57 MIN.

**PHILADELPHIA, PA**  
108.0 MILES  
1 HR. 45 MIN.

**RICHMOND, VA**  
151.0 MILES  
2 HRS. 30 MIN.





# FOR MORE INFO **CONTACT:**



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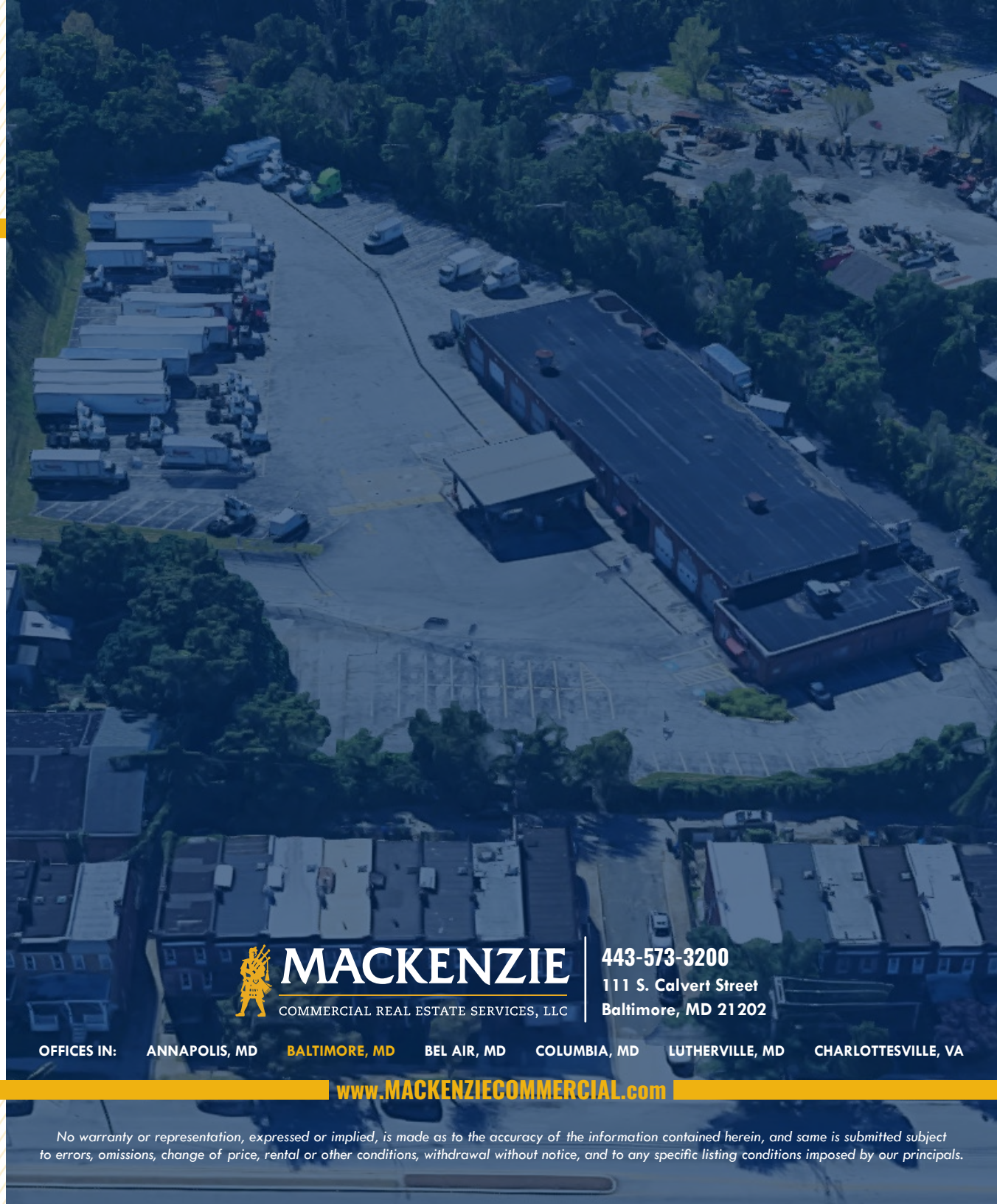
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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