

FOR SALE & LEASE

136,100 SF

6401 Quad Ave
Baltimore, MD





PROPERTY HIGHLIGHTS



BUILDING SIZE:
136,100 SF



CAR PARKING:
40 Spaces



RAIL:
CSX Covered Rail Access



OFFICE AREA:
7,200 SF



YEAR BUILT:
1962



TRAILER STORAGE:
0.70 & 0.35 Acre Lots



CLEAR HEIGHT:
18' - 27'



COLUMN SPACING:
30'w x 60'd



FEATURES:
Trailer Scale



LOADING:
11 Docks
(4 recessed)



SPRINKLER:
Dry



INCENTIVES:
Solar Panel Income



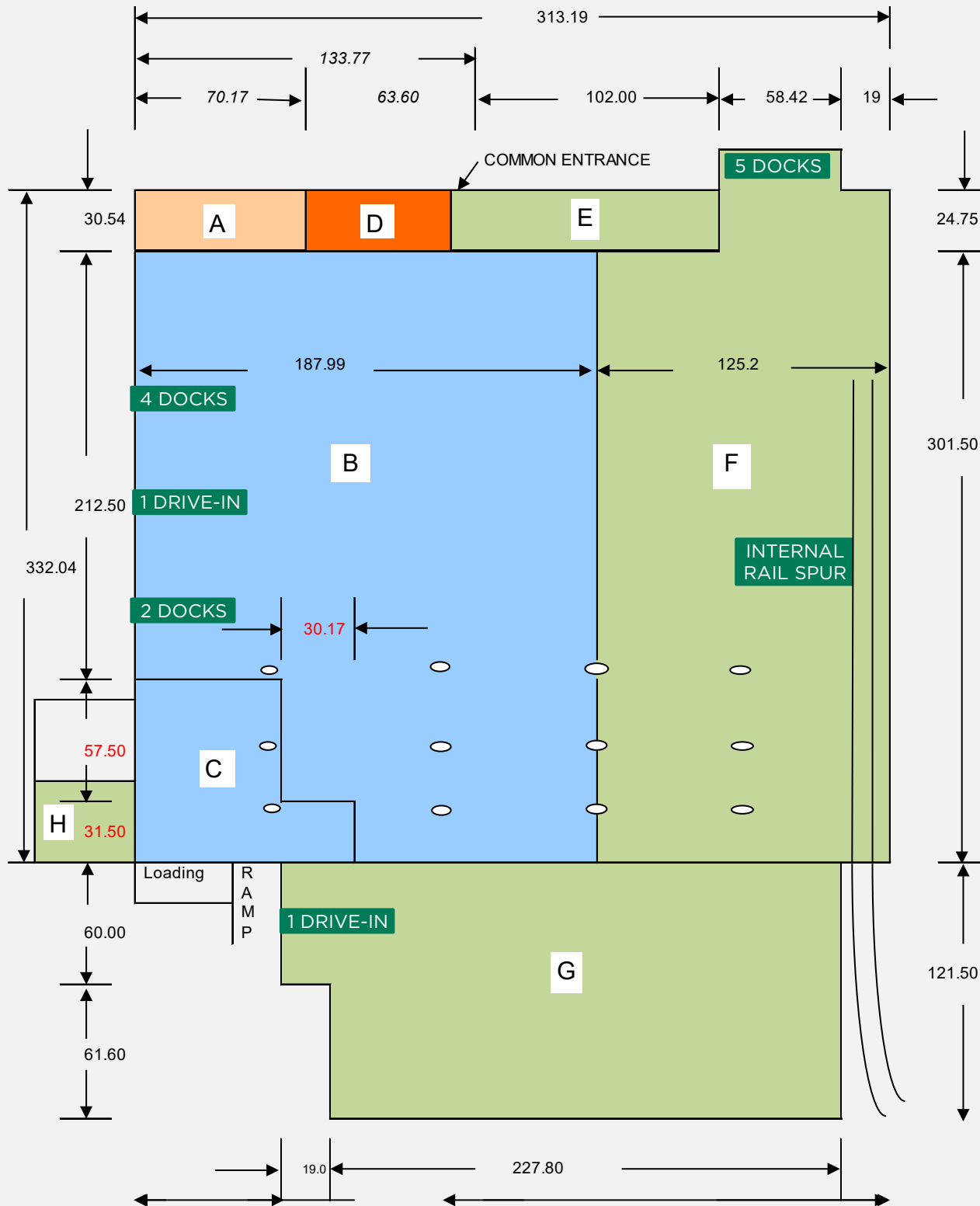
DRIVE-INS
2 (12x12) Drive-ins



ZONING:
M3



SITE PLAN



SITE PLAN

136,100 SF

A	2,143	Newly Refurbished Office
B	50,089	Warehouse
C	6,590	Warehouse
D	1,942	Office
E	3,115	Office
F	41,144	Warehouse
G	28,818	Warehouse
H	1,525	Shop
Total		135,365



1.5 MILES
TO INTERSTATE 95

2.3 MILES
TO INTERSTATE 695

5 MILES
TO PORT OF BALTIMORE

15 MILES
TO BWI AIRPORT

44 MILES
TO WASHINGTON, DC

98 MILES
TO PHILADELPHIA, PA

CORPORATE NEIGHBORS





TRAILER SCALE



DIRECT RAIL ACCESS



INTERNAL RAIL SPUR



TRAILER STORAGE



COVERED LOADING



STORAGE LOTS



CONTACT INFORMATION



CHARLIE FENWICK

Managing Director
+1 410 953 6693
charles.fenwick@cushwake.com

JOHN BOOTE

Executive Director
+1 410 347 7567
john.boote@cushwake.com

MCLANE FISHER

Vice Chair
+1 410 685 9884
mclane.fisher@cushwake.com