



# For Lease

## 40,328 SF Available

Transit Business Park  
3101 Washington Blvd.  
Baltimore, MD 21230

Your sign here →



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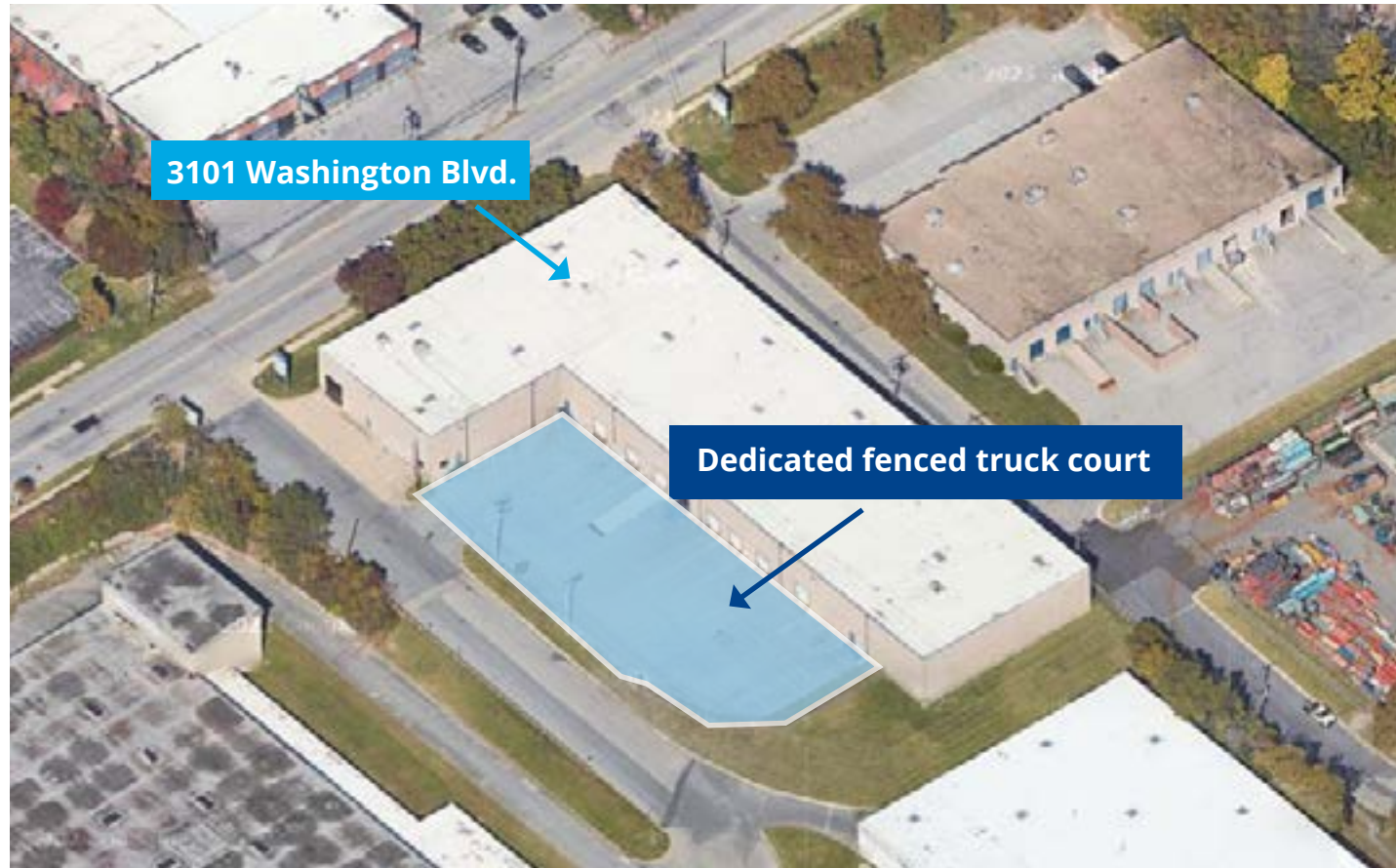
**Colliers International**  
6700 Alexander Bell Drive  
Suite 200  
Columbia, MD 21046  
P: +1 410 319 2411

# Property Features.



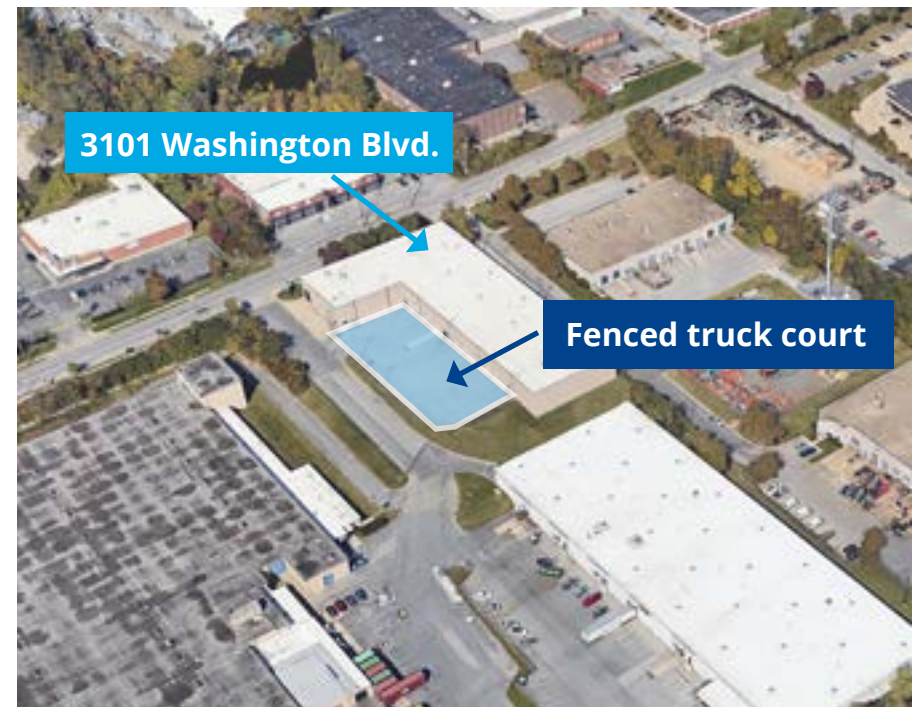
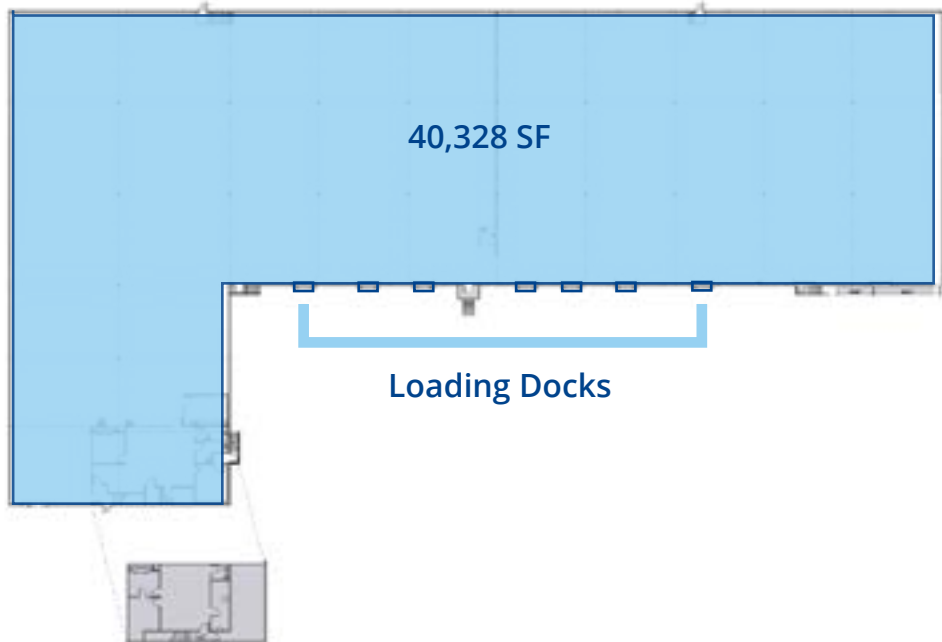
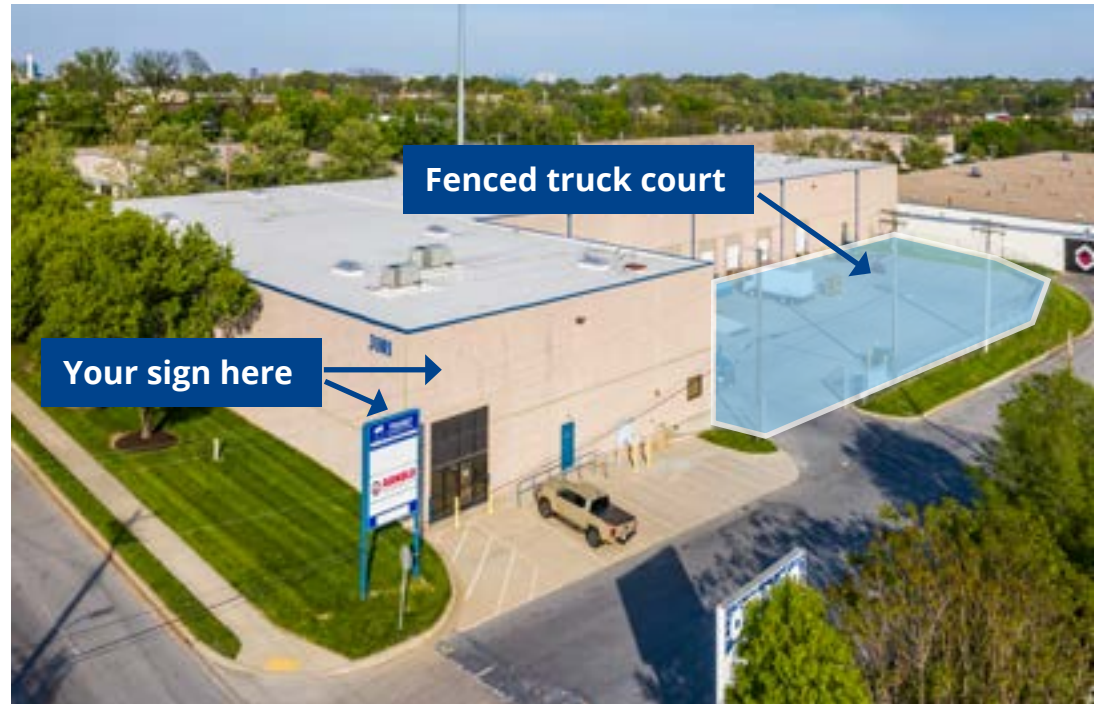
Amazing corporate visibility and signage opportunity on a back-light Pylon Sign

<b>Available Space:</b>	<b>40,328 SF</b>
Building Size:	40,328 SF
Built:	1978
Parking Ratio:	20 spaces
Ceiling Height:	23' clear
Column Spacing:	32'6" x 33'4"
Loading:	7 dock positions with portable ramp on one door
Signage Opportunity:	Pylon sign with great visibility
Secure Truck Court:	Dedicated fenced truck court
Access:	.5 miles to I-95



# Full Building Details.

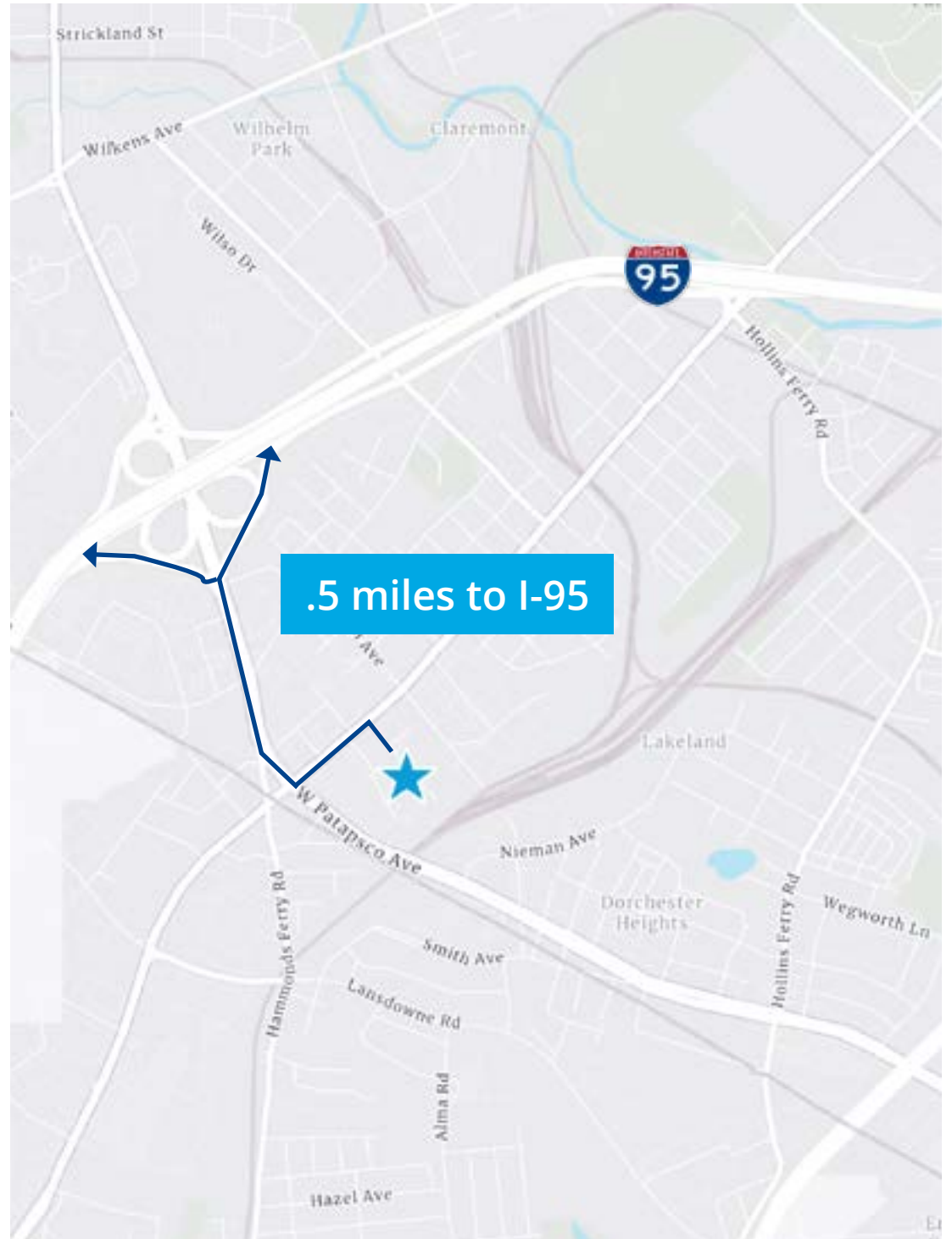
Available SF:	40,328 SF
Office:	3,500 SF
Loading Docks:	7 docks/1 is ramped
Secure Truck Court:	Dedicated fenced truck court



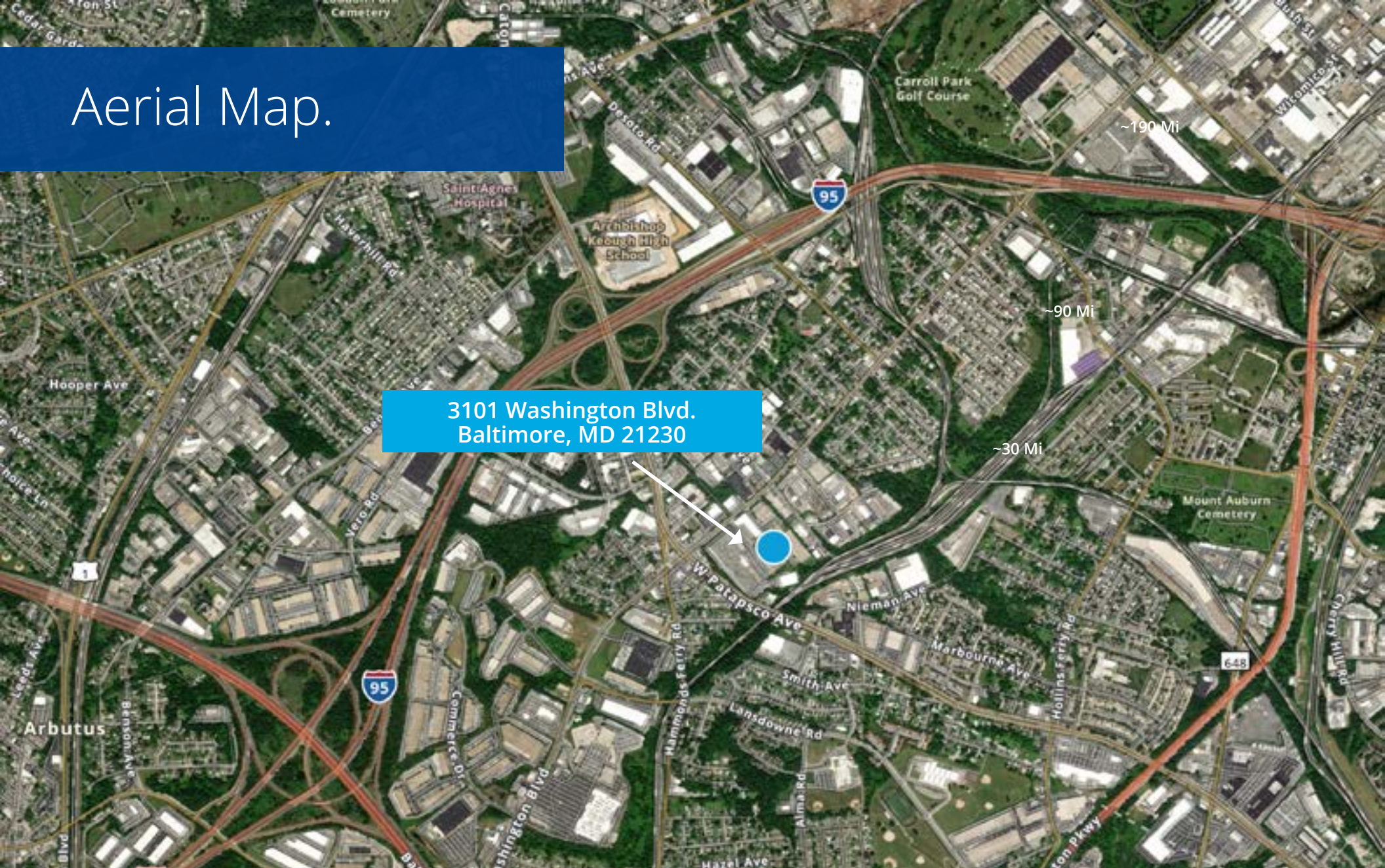
# Prime Access.

## Key Drive Times

I-95	.5 miles
I-695	2.5 miles
Port of Baltimore	5.4 miles
BWI Airport	9.1 miles
Washington, DC	32 miles
Philadelphia, PA	92.5 miles
New York, NY	193 miles



# Aerial Map.



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