



UP TO 93,700 SF ± OF INDUSTRIAL SPACE

235-333 S. KRESSON STREET | BALTIMORE, MARYLAND 21224

FOR
LEASE



MACKENZIE

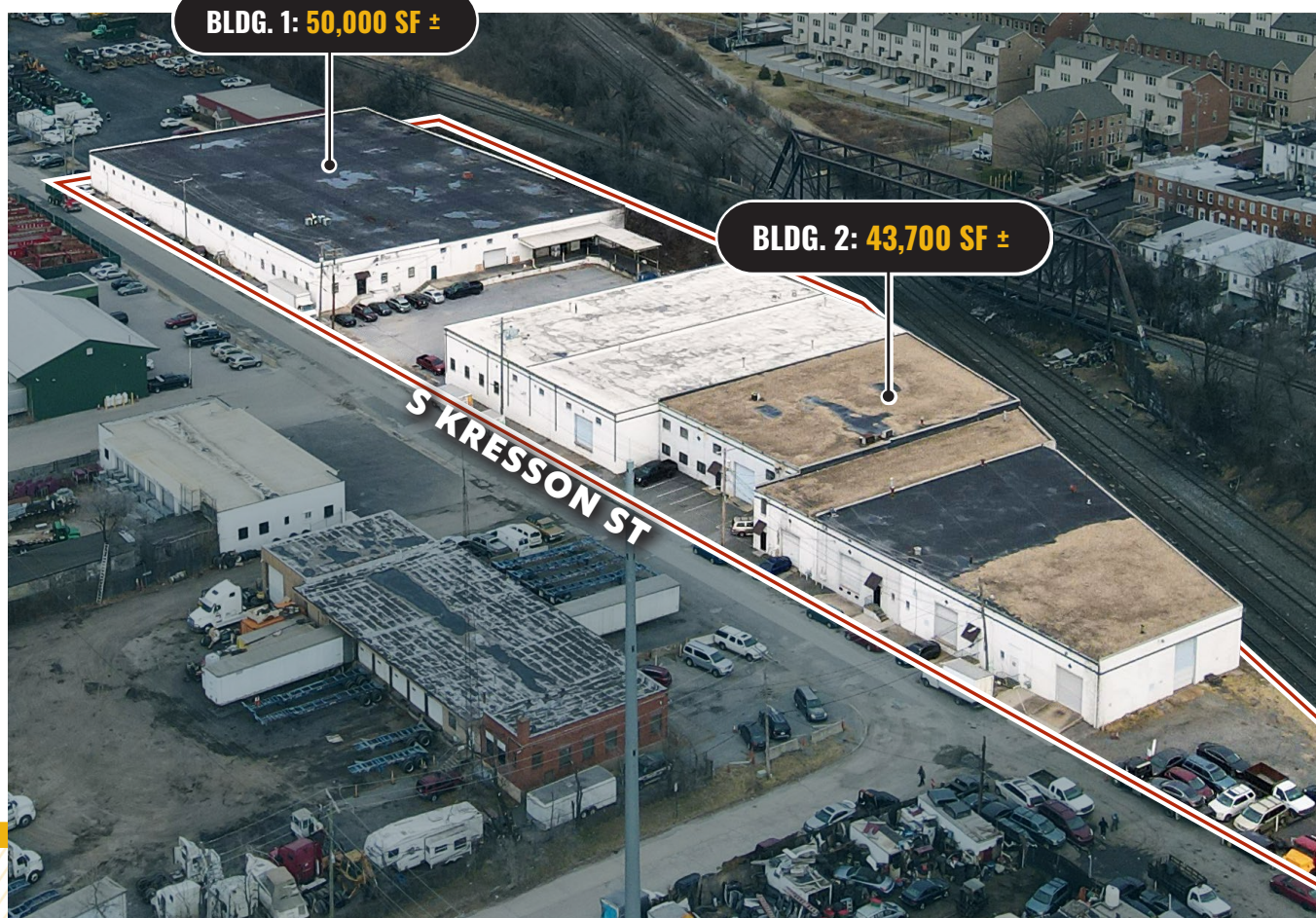
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two warehouse/industrial buildings totaling 93,700 SF ± (can be leased individually)
- Heavy power
- 16'-20' ± clear heights
- I-2 zoning allows for a wide variety of uses
- Easy access to I-95, I-895 and Johns Hopkins Bayview Medical Center
- Building to be newly painted soon

BUILDING 1:	50,000 SF ±
BUILDING 2:	43,700 SF ± (CAN BE DEMISED)
LOT SIZE:	2.78 ACRES ±
CLEAR HEIGHT:	16'-20' ±
DOCKS:	10
DRIVE-INS:	8
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE



AERIAL

△ DRIVE-IN
|| DOCK

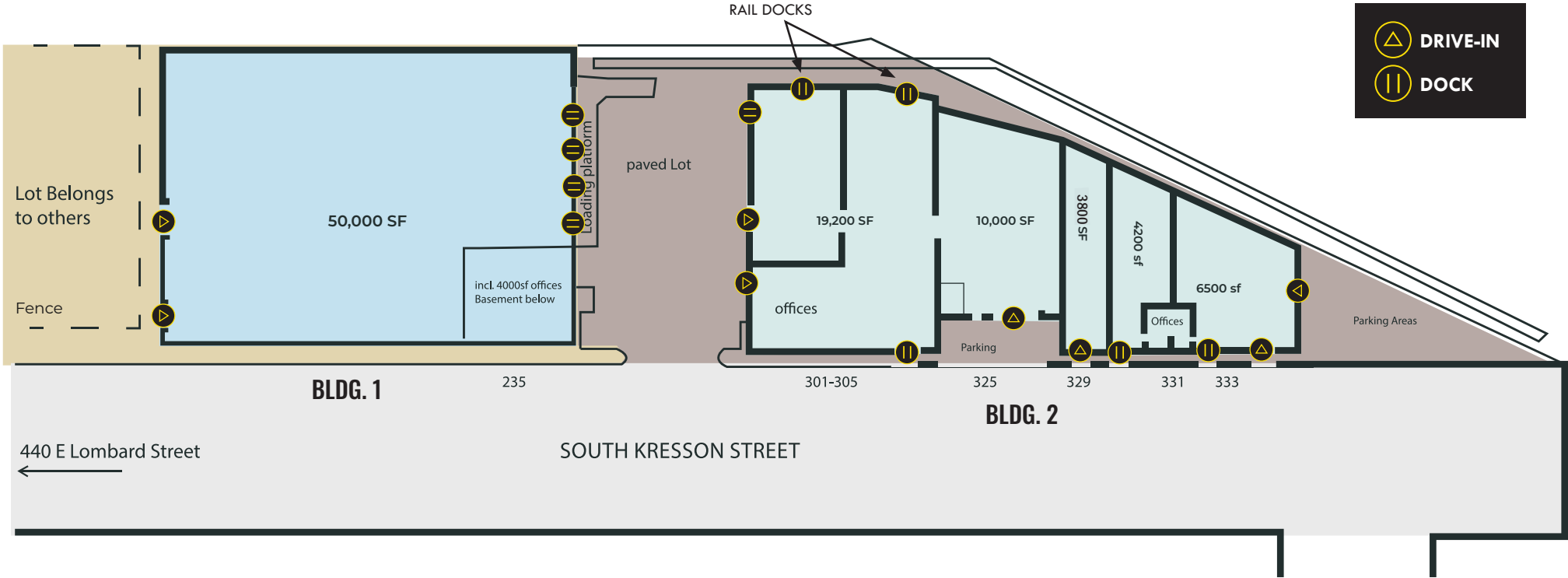


S KRESSON ST

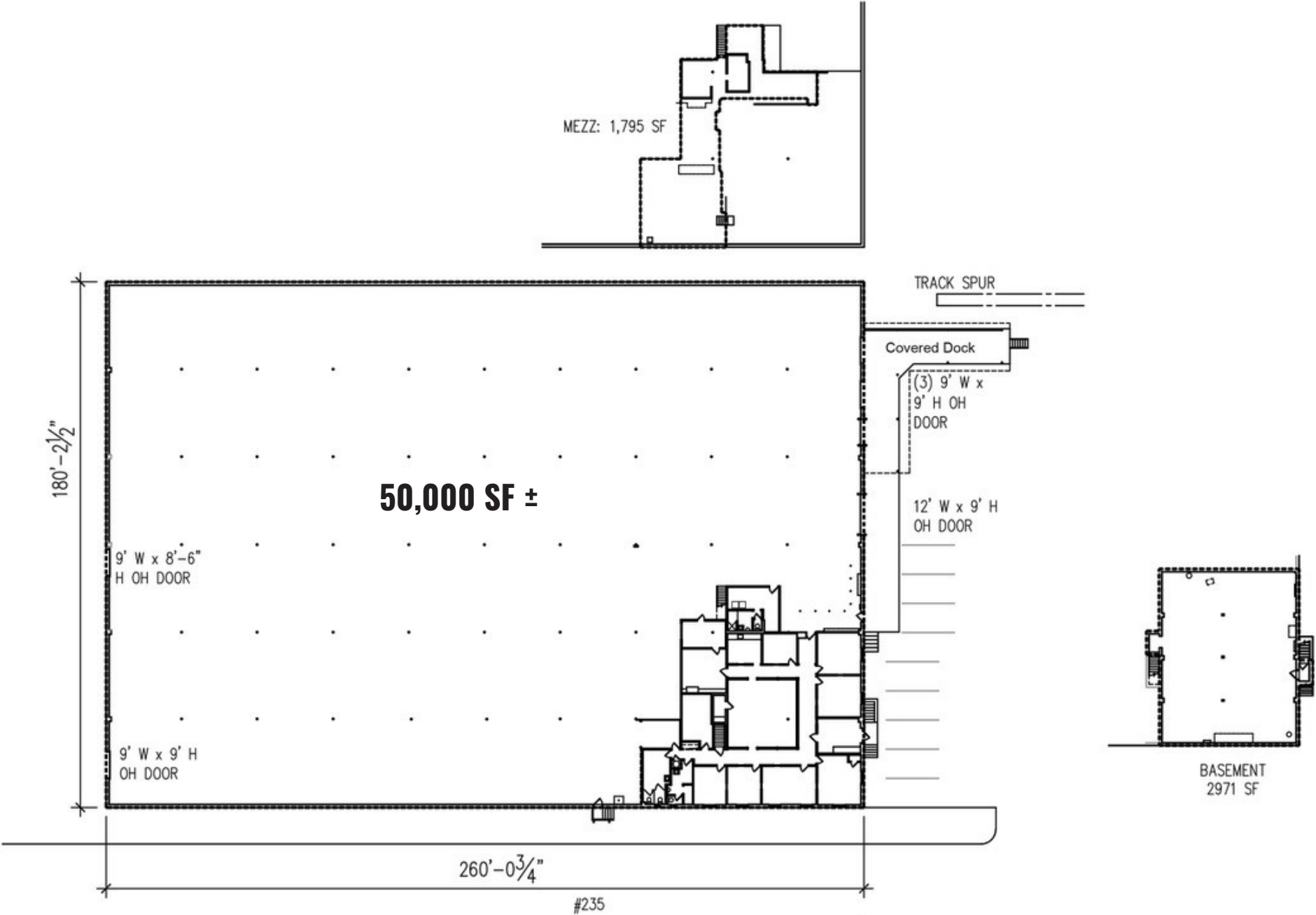
EASTERN AVE



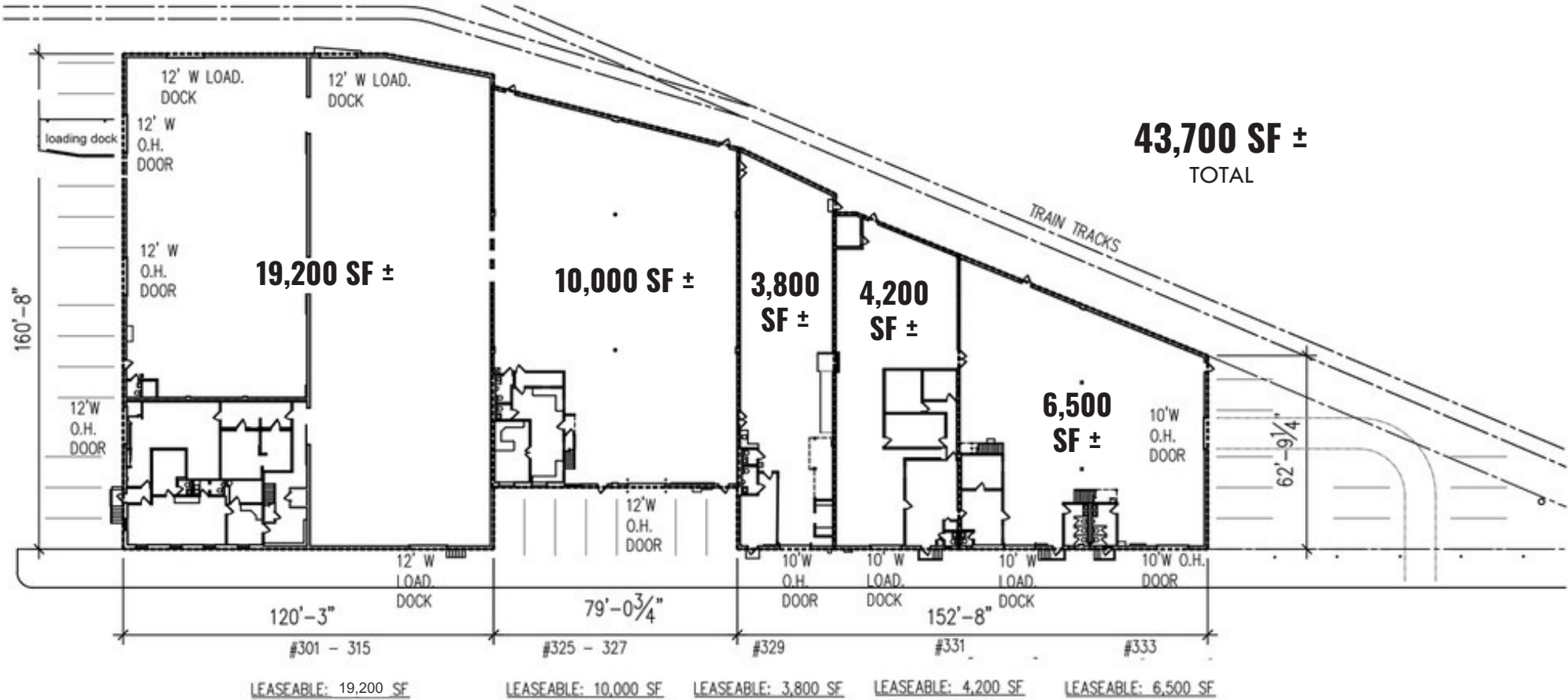
SITE PLAN



FLOOR PLAN: **BUILDING 1**



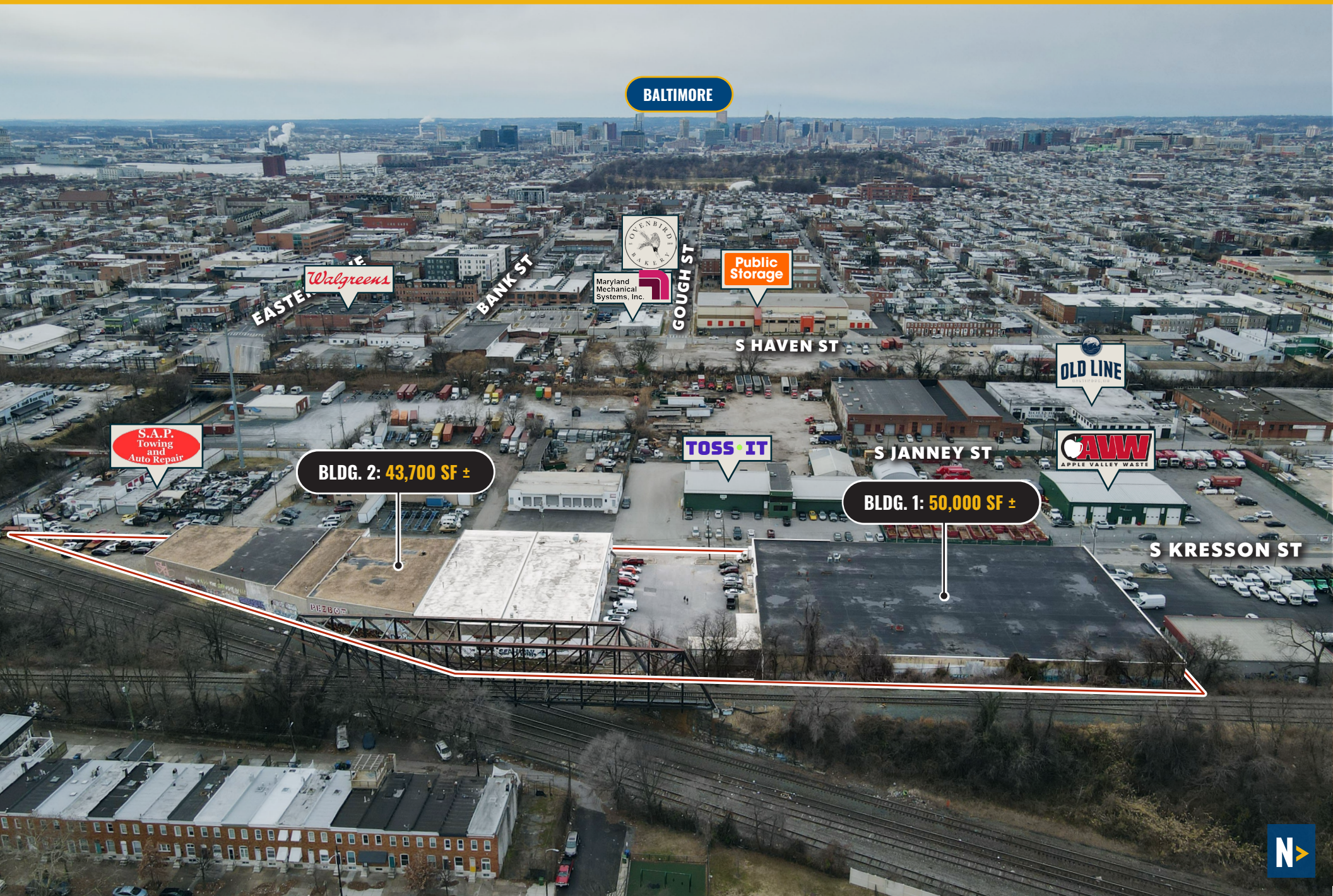
FLOOR PLAN: BUILDING 2



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



BALTIMORE



Maryland Mechanical Systems, Inc.

Walgreens

Public Storage

S.A.P. Towing and Auto Repair

BLDG. 2: 43,700 SF ±

TOSS IT

BLDG. 1: 50,000 SF ±

OLD LINE

AWW APPLE VALLEY WASTE

EAST...

BANK ST

GOUGH ST

S HAVEN ST

S JANNEY ST

S KRESSON ST



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 895
0.6 MILES
2 MIN. DRIVE

40
0.6 MILES
3 MIN. DRIVE

INTERSTATE 95
1.6 MILES
6 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
2.9 MILES
9 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall
13.3 MILES
14 MIN. DRIVE

BALTIMORE, MD
3.1 MILES
10 MIN.

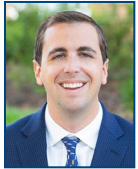
WASHINGTON, DC
42.2 MILES
45 MIN.

PHILADELPHIA, PA
98.4 MILES
1 HR. 30 MIN.

RICHMOND, VA
152.0 MILES
2 HRS. 20 MIN.



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ALTON CURRY

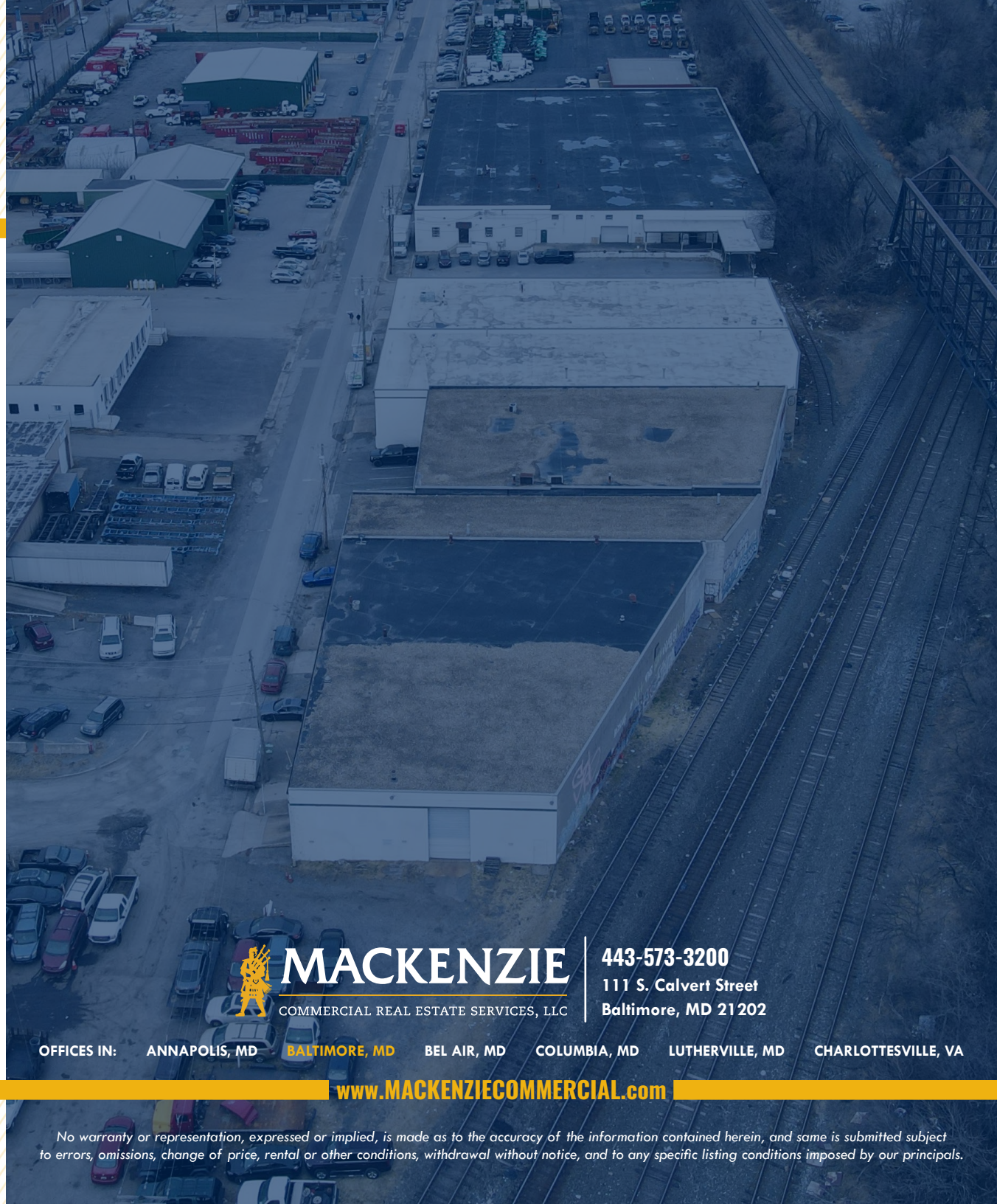
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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