



WAREHOUSE PROPERTY

2331-2339 WASHINGTON BOULEVARD | BALTIMORE, MARYLAND 21230

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Total Building Area: 62,400 SF ±
- Total Available: 21,600-62,400 SF ±
 - » Office: 3,600 SF ± on 2 levels
 - » Showroom: 4,800 SF ±
- Excellent opportunity for a single tenant user
- Superior access to Route 1, I-95, I-295, Downtown Baltimore and the Port of Baltimore
- Fenced and paved yard, with ample area for parking and outdoor storage
- Dedicated backlit pylon sign on Washington Blvd
- Within Empowerment and State Enterprise Zones



BUILDING SIZE:

62,400 SF ±

AVAILABLE:

21,600-62,400 SF ±

LOT SIZE:

4.709 ACRES ±

LOADING:

7 DOCKS, 1 DRIVE-IN
(12' W X 14' H; MORE POSSIBLE)

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)

RENTAL RATE:

\$7.50 PSF, NNN

AERIAL / BUILDING SPECS



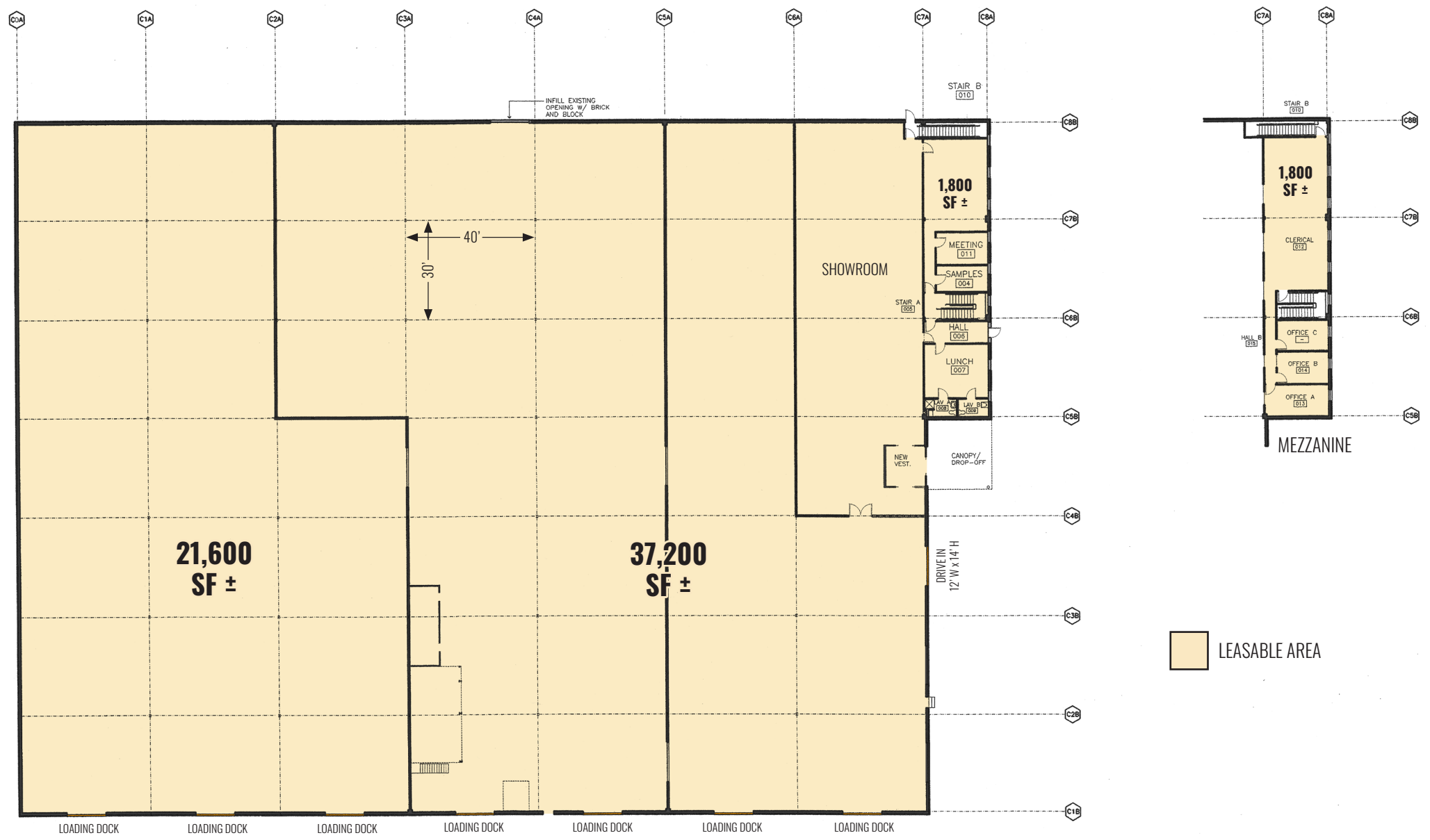
CONSTRUCTION:	BRICK & BLOCK
STORIES:	1 + MEZZANINE OFFICE
CLEAR HEIGHT:	21' ±
COLUMN SPACING:	40' W x 30' D
DOCKS:	7 DOCK HIGH DOORS
DRIVE-INS:	1 (12' W x 14' H; MORE POSSIBLE)
ELECTRIC:	3 PHASE
LIGHTING:	MOTION DETECTED LED
HEAT:	GAS-FIRED
SPRINKLERS:	WET



WAREHOUSE/SHOWROOM PHOTOS



FLOOR PLAN



LOCAL BIRDSEYE



STATE STREET
POULTRY & PROVISIONS LLC



HOLLINS FERRY RD



WASHINGTON BLVD

BREITWERT AVE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
4 MILES
1 MIN. DRIVE

295
1.3 MILES
3 MIN. DRIVE

INTERSTATE 695
2.7 MILES
3 MIN. DRIVE

PORT OF BALTIMORE
4.7 MILES
11 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
8.4 MILES
9 MIN. DRIVE

BALTIMORE, MD
3.3 MILES
11 MIN.

WASHINGTON, DC
40.7 MILES
45 MIN.

PHILADELPHIA, PA
106.0 MILES
1 HR. 45 MIN.

RICHMOND, VA
151.0 MILES
2 HRS. 20 MIN.



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ALTON CURRY

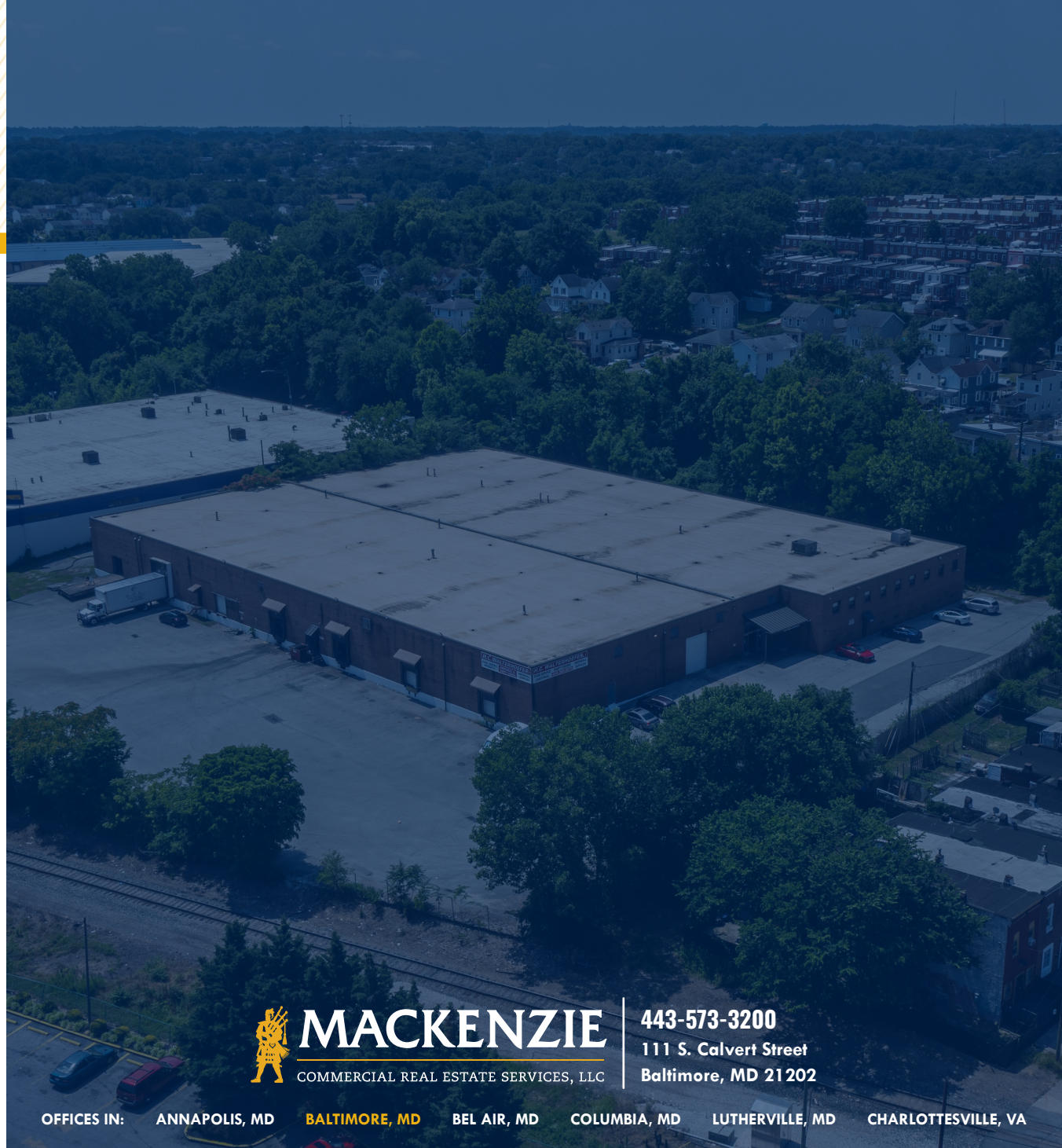
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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