



FOR **LEASE**

AUTOMOTIVE/INDUSTRIAL BUILDING

6051 BELLE GROVE ROAD | BALTIMORE, MARYLAND 21225



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2nd floor finished office space
- Fenced-in outdoor storage yard
- Public water and Sewer
- New TRANE HVAC servicing office space
- New roof in 2020
- 3 phase eletrcial power
- Easy access to I-695, I-895, I-295 and I-95
- Close proximity to BWI Airport and the Port of Baltimore

BUILDING SIZE:

5,200 SF ±

LOT SIZE:

.46 ACRES ±

CLEAR HEIGHT:

16' ±

DRIVE-INS:

3 (OVERSIZED: 12' W X 12' H)

ZONING:

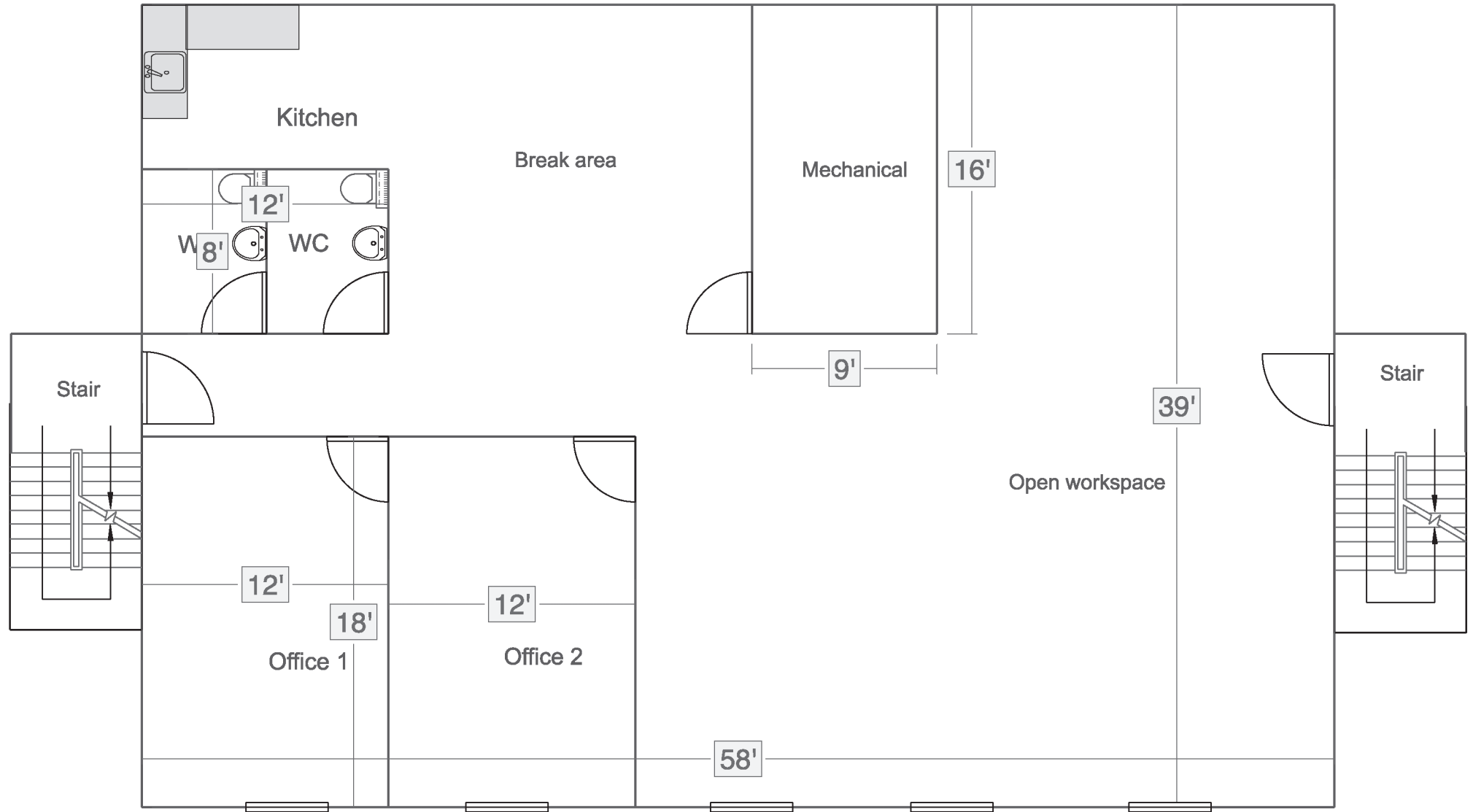
C-4 (HEAVY COMMERCIAL DISTRICT)



AERIAL / PARCEL OUTLINE



FLOOR PLAN: 2ND FLOOR OFFICE



LOCAL BIRDSEYE



BELLE GROVE RD

170

N CAMP MEADE RD

BALTIMORE ANNAPOLIS BLVD



TRADE AREA

DRIVING DISTANCE TO:

 0.7 MILES
2 MIN. DRIVE

 1.3 MILES
3 MIN. DRIVE

 2.3 MILES
4 MIN. DRIVE

 5.0 MILES
6 MIN. DRIVE

 4.1 MILES
8 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 9.5 MILES
15 MIN.

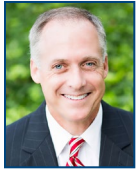
WASHINGTON, DC 33.8 MILES
47 MIN.

PHILADELPHIA, PA 106.0 MILES
1 HR. 40 MIN.

RICHMOND, VA 148.0 MILES
2 HRS. 10 MIN.



FOR MORE INFO **CONTACT:**



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