



FOR LEASE

AUTOMOTIVE/INDUSTRIAL BUILDING

6051 BELLE GROVE ROAD | BALTIMORE, MARYLAND 21225



PROPERTY OVERVIEW

HIGHLIGHTS:

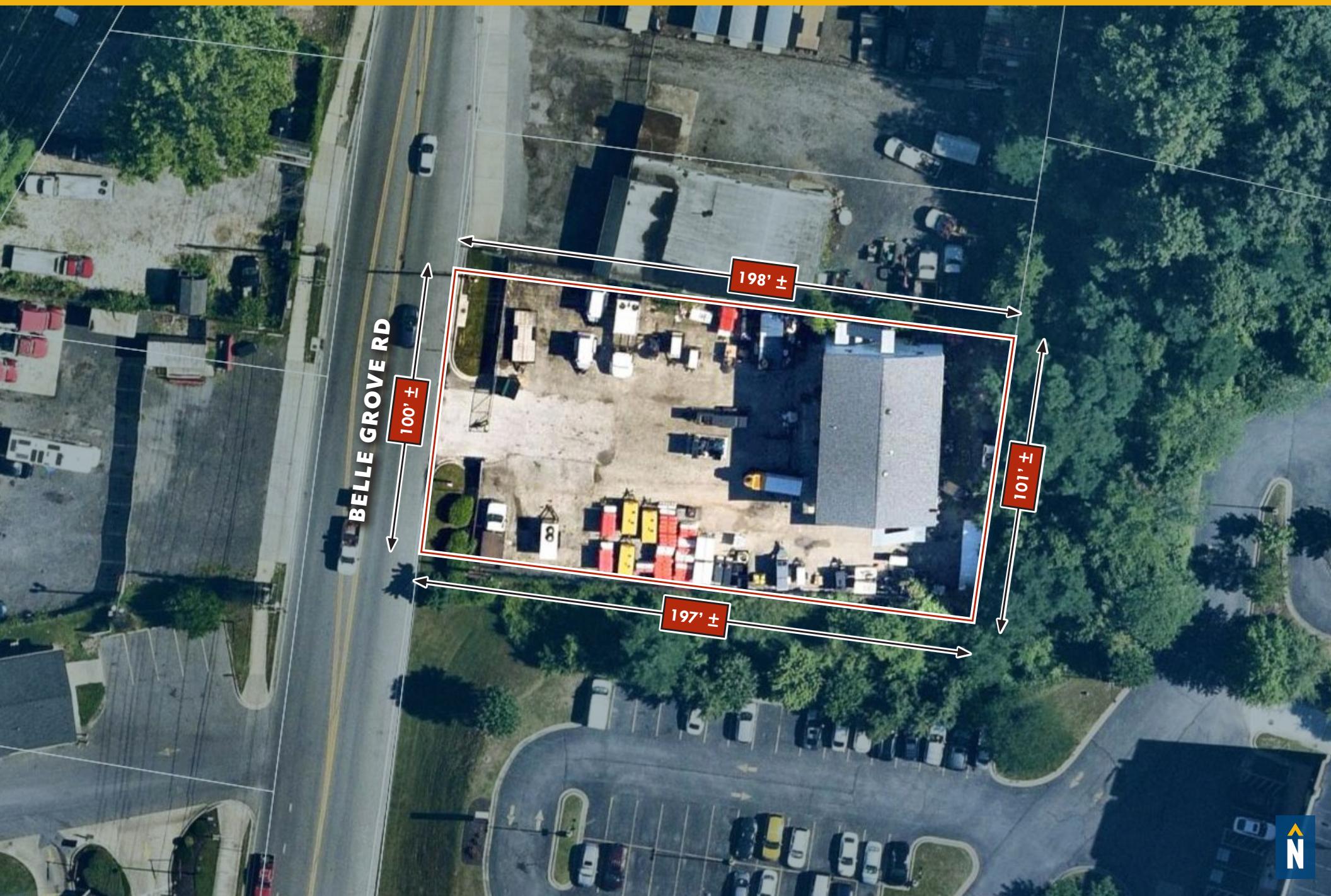
- 2nd floor finished office space
- Fenced-in outdoor storage yard
- Public water and Sewer
- New TRANE HVAC servicing office space
- New roof in 2020
- 3 phase electrical power
- Easy access to I-695, I-895, I-295 and I-95
- Close proximity to BWI Airport and the Port of Baltimore

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)

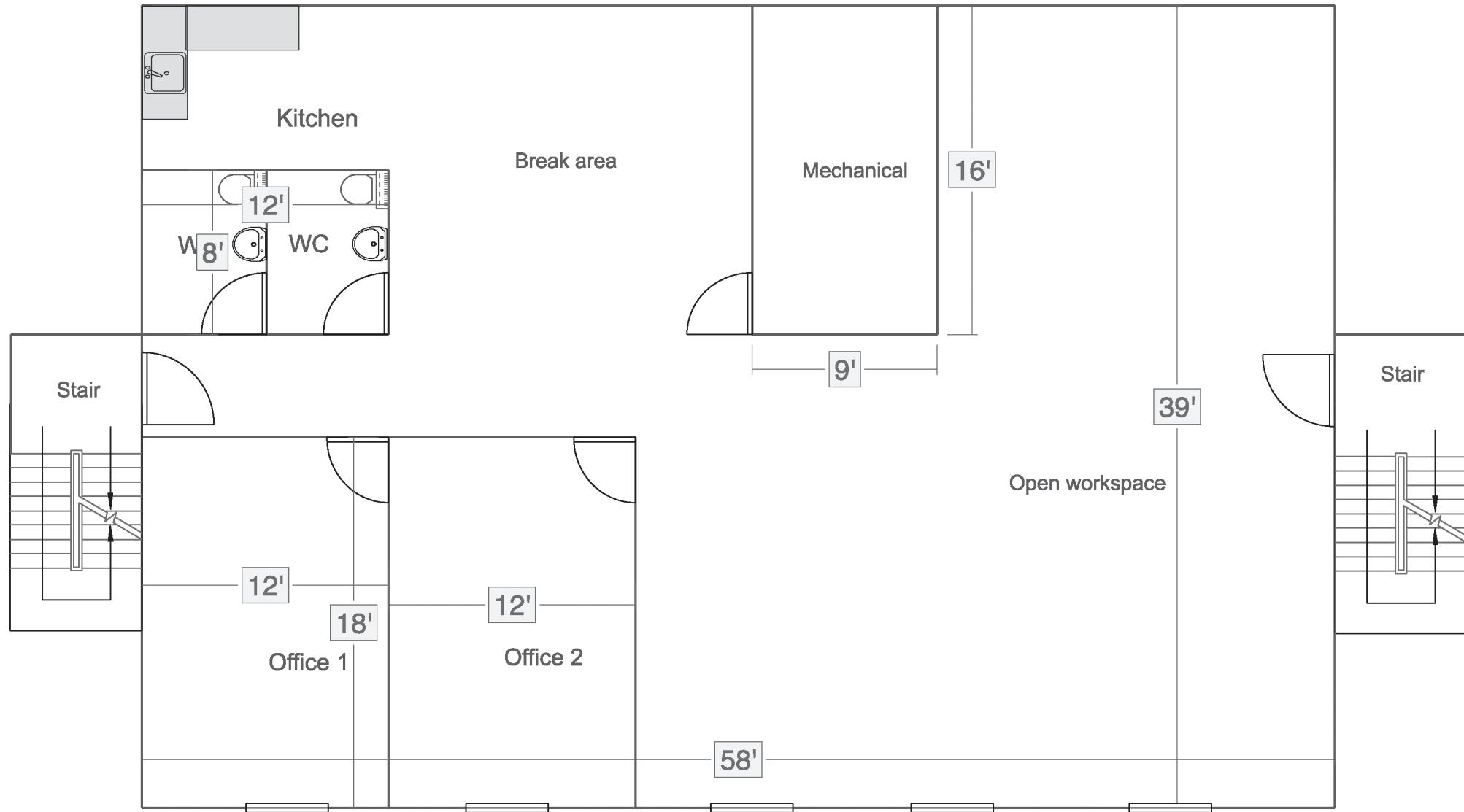


GOOGLE STREET VIEW

AERIAL / PARCEL OUTLINE



FLOOR PLAN: 2ND FLOOR OFFICE



LOCAL BIRDSEYE



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.

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER



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