

1221 BERNARD DRIVE

INDUSTRIAL PROPERTY FOR SALE IN BALTIMORE



Presented by:

DONOHUE

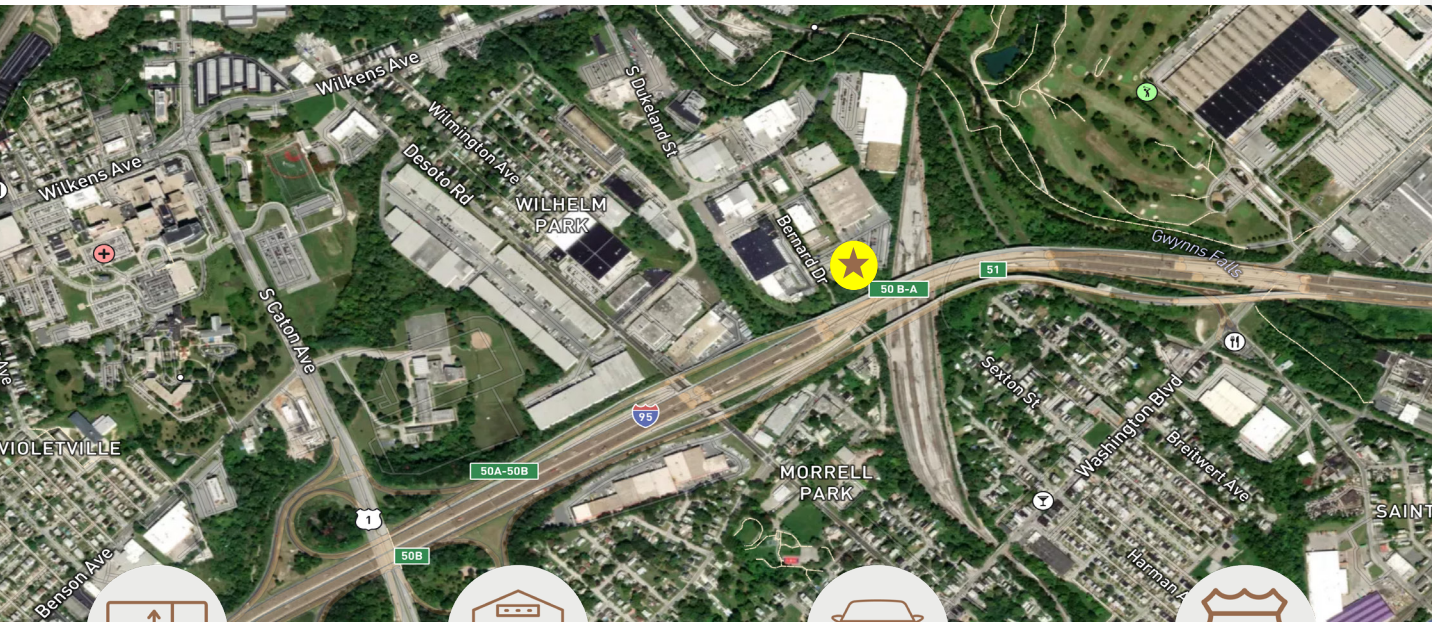
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FOR SALE: 1221 BERNARD DRIVE

BALTIMORE, MD



22-FOOT CEILING
HEIGHTS



2 EXTERIOR LOADING
DOCKS + 1 DRIVE-IN



24 SURFACE PARKING
SPACES



1 MINUTE (0.1 MILES)
TO I-95

24,000 SF INDUSTRIAL BUILDING FOR SALE IN BALTIMORE

- Excellent opportunity for owner-occupiers looking to expand their business
- 24,000 SF single-tenant industrial building situated on 1.40 acres of IL-zoned land
- Easy access to major roadways, including I-95, I-695, Route 1, and I-70
- Less than 10 miles (12 minutes) from BWI International Airport
- Delivered vacant
- Racking included

BUILDING SUMMARY TABLE

1221 BERNARD DRIVE

YEAR BUILT	1970
RENTABLE SQUARE FEET	24,000 RSF
LOT SIZE	1.40 acres (60,984 SF)
FLOORS	1
STRUCTURE	Masonry walls, steel beams, concrete floors
FOUNDATION	Concrete slab on grade
ROOF	Replaced in 2017
MECHANICAL / HVAC / ELECTRIC	Heating is gas-fired and air conditioning is electric. Electrical service is 240 amps, phase 3
WATER & SEWER	WSSC
PARKING	24 free surfaces spaces
LOADING	2 external docks and 1 drive-in (10' w x 12' h)
ZONING	Light Industrial (LI) – M21 Baltimore



ZONING

1221 BERNARD DRIVE

LIGHT INDUSTRIAL (IL)

The IL zone is intended to provide land for industrial activities where major transportation links are not typically necessary and noise, dust, vibration, glare, odors and other adverse environmental impacts are usually minimal. The IL zone is appropriate as a transitional industrial zone between a residentially zoned area and land classified in the IM and IH zones.

ZONE	TOTAL FAR (MAX)	HEIGHT (MAX)
IL	0.25 to 1.5	25' to 50'

PERMITTED USES*

- Agricultural Processing
- Nursery (Wholesale)
- Dwelling for Caretaker
- Ambulance, Rescue Squad (Private)
- Cultural Institution
- Day Care Center (over 30 persons)
- Public Use (except Utilities)
- Religious Assembly
- Clinic (more than 4 practitioners)
- Medical, Dental Laboratory
- Research and Development
- Structured Parking
- Health Club and Facilities
- Recreation and Entertainment Facility (capacity up to 1,000 persons)
- Light Vehicle Sales and Rental
- Repair (Commercial Vehicle)
- Repair (Minor/Major)
- Amateur Radio Facility (up to 65 feet)
- Dry Cleaning Facility (over 3,000 SF)
- Artisan Manufacturing and Production
- Light Manufacturing and Production
- Medical/Scientific Manufacturing and Production
- Bus, Rail Terminal Station
- Taxi/Limo Facility
- Distribution Line
- Freight Movement
- Self-Storage/Storage Facility
- Accessory Structures/Use

**some uses to still be confirmed*



SITE PLAN

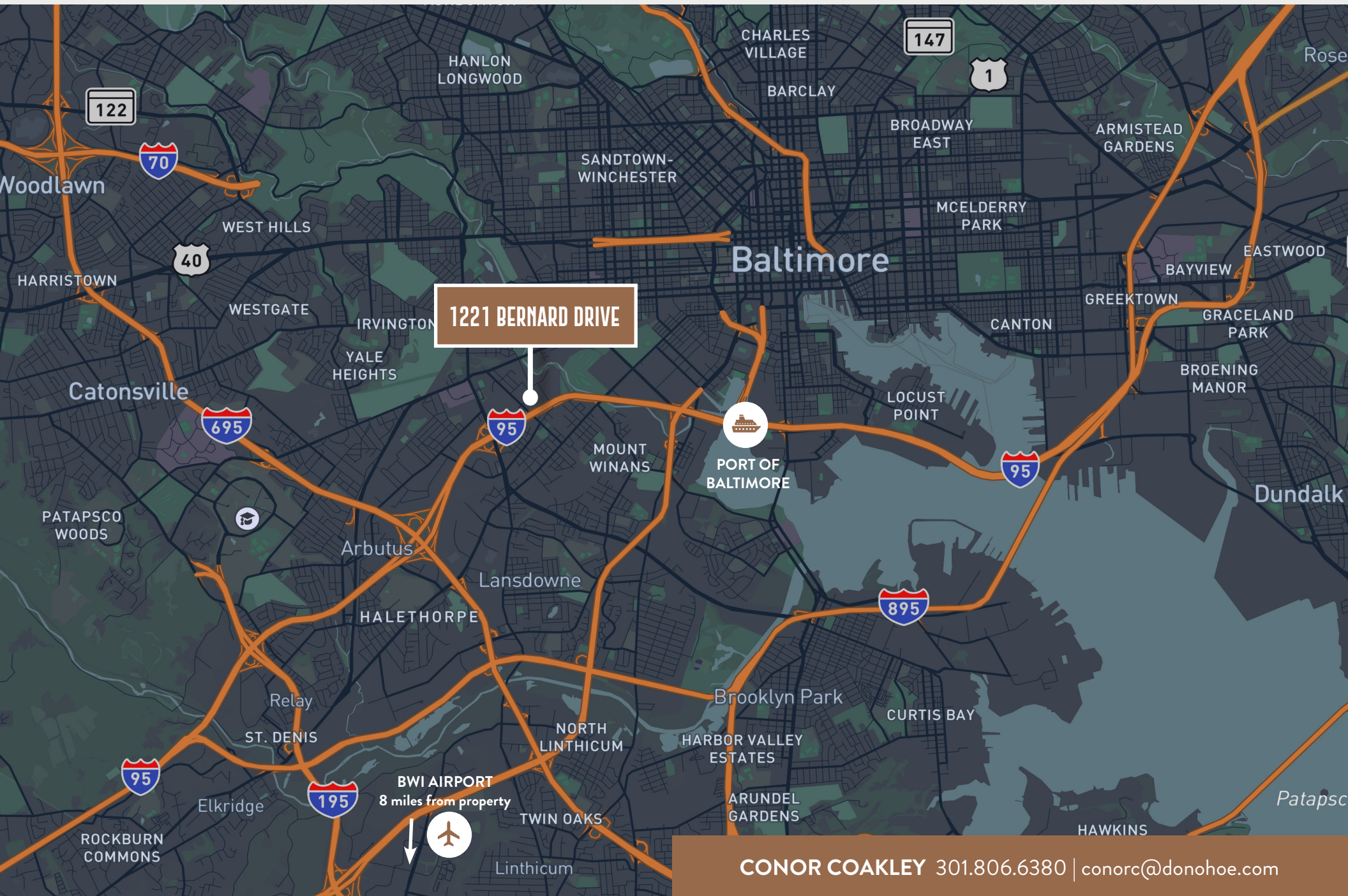
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LOCATION OVERVIEW

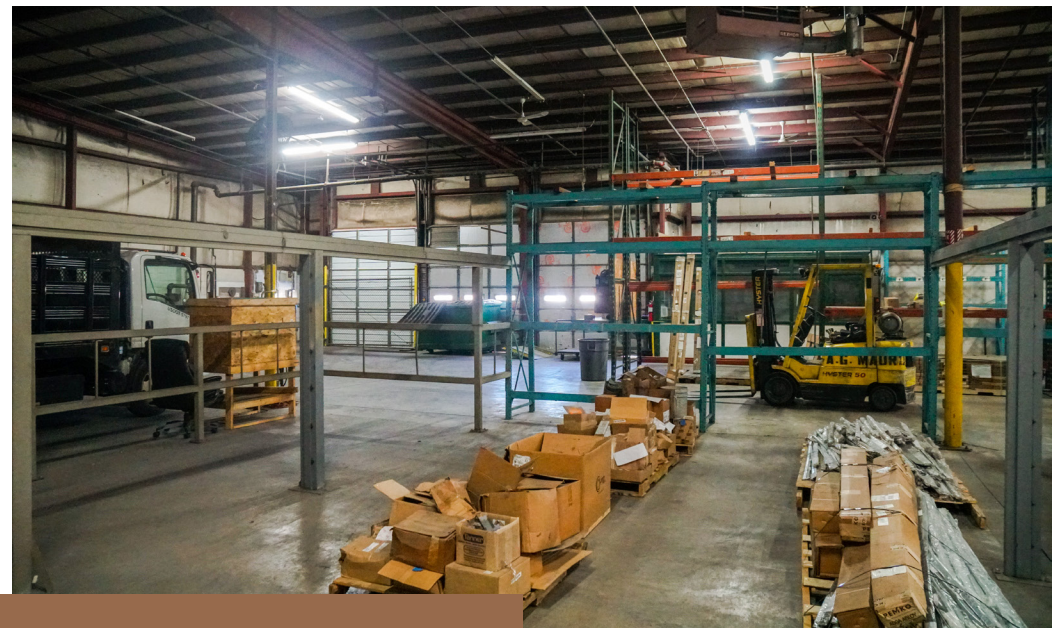
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PHOTO GALLERY

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