



FOR LEASE

# WAREHOUSE & OUTDOOR STORAGE PROPERTY

1003 N. KRESSON STREET | BALTIMORE, MARYLAND 21205



FRONT



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 14,314 SF ± warehouse/industrial building
- Situated on 1.51 acres ± (ample outdoor storage)
- 7 (oversized) drive ins
  - » Front drive in includes internal loading dock
- 16' ± clear
- New roof to be installed Q4 2024
- Easy access to Route 1, Route 40, I-95 and I-895
- Convenient to the Port of Baltimore (Seagirt Marine Terminal)

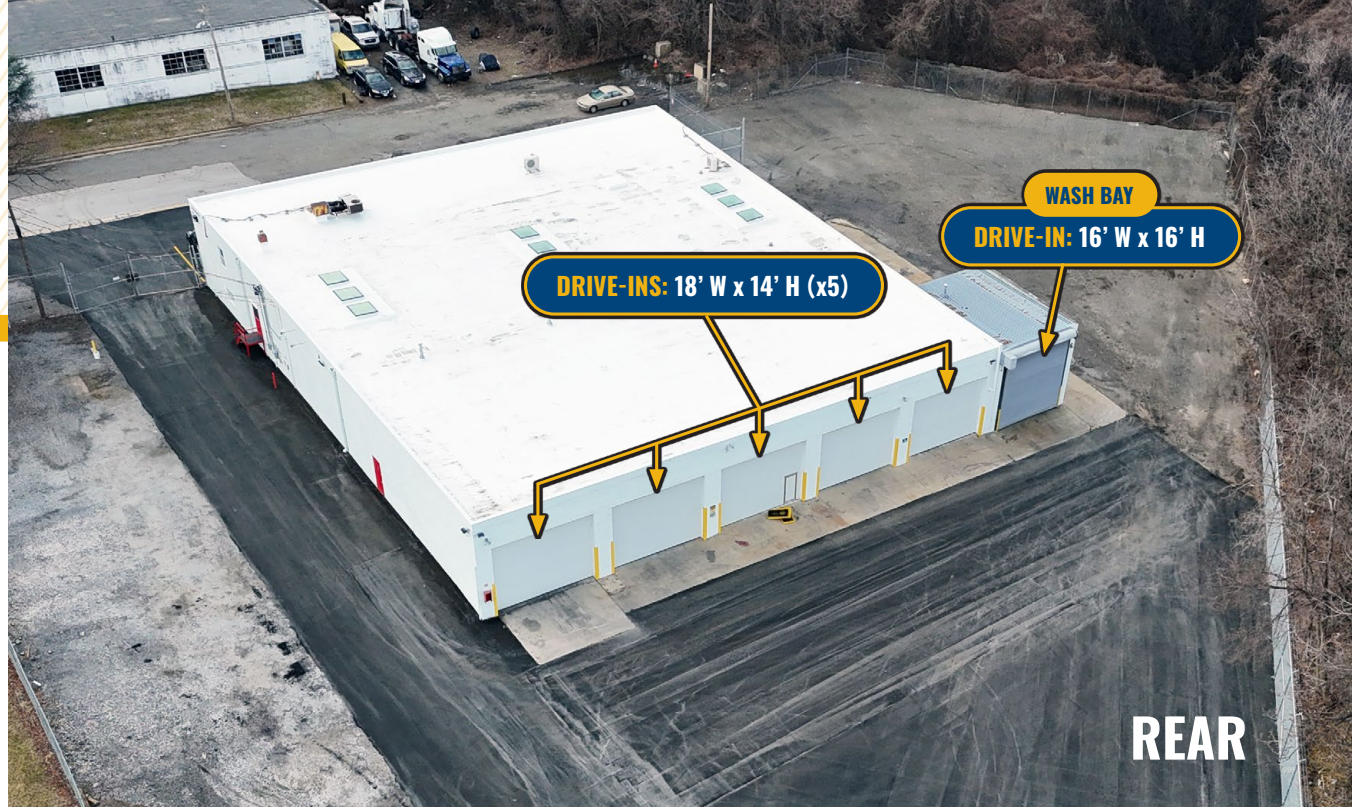
BUILDING SIZE:	14,314 SF ±
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LOT SIZE:	1.7 ACRES ±
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CLEAR HEIGHT:	16' ±
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LOADING:	7 DRIVE-INS (OVERSIZED)
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ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
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# AERIAL / PARCEL OUTLINE



178' ±

180' ±

400' ±

407' ±

N KRESSON ST

LYON ST

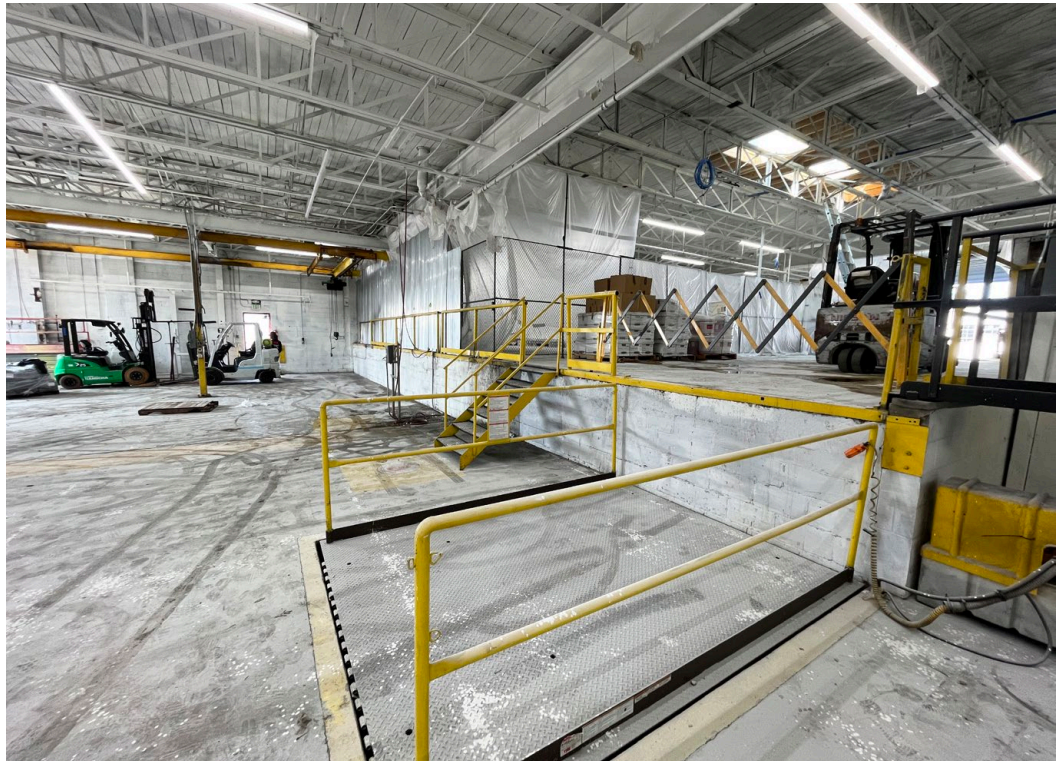
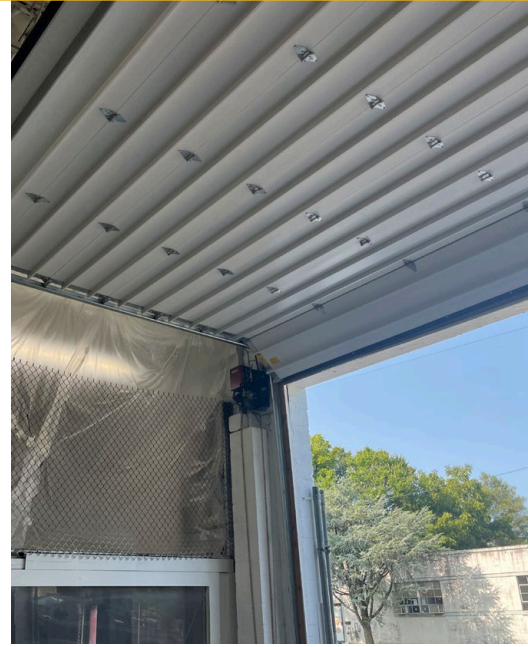
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GOOGLE STREET VIEW



# INTERIOR PHOTOS: IMPROVEMENTS COMPLETE



# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 95**  
2.9 MILES  
6 MIN. DRIVE

**INTERSTATE 895**  
2.5 MILES  
7 MIN. DRIVE

**INTERSTATE 695**  
4.3 MILES  
9 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Beatty  
4.0 MILES  
13 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL  
Thurgood Marshall AIRPORT  
14.6 MILES  
17 MIN. DRIVE

**BALTIMORE, MD**  
3.4 MILES  
14 MIN.

**WASHINGTON, DC**  
43.5 MILES  
1 HR. 2 MIN.

**PHILADELPHIA, PA**  
98.9 MILES  
1 HR. 40 MIN.



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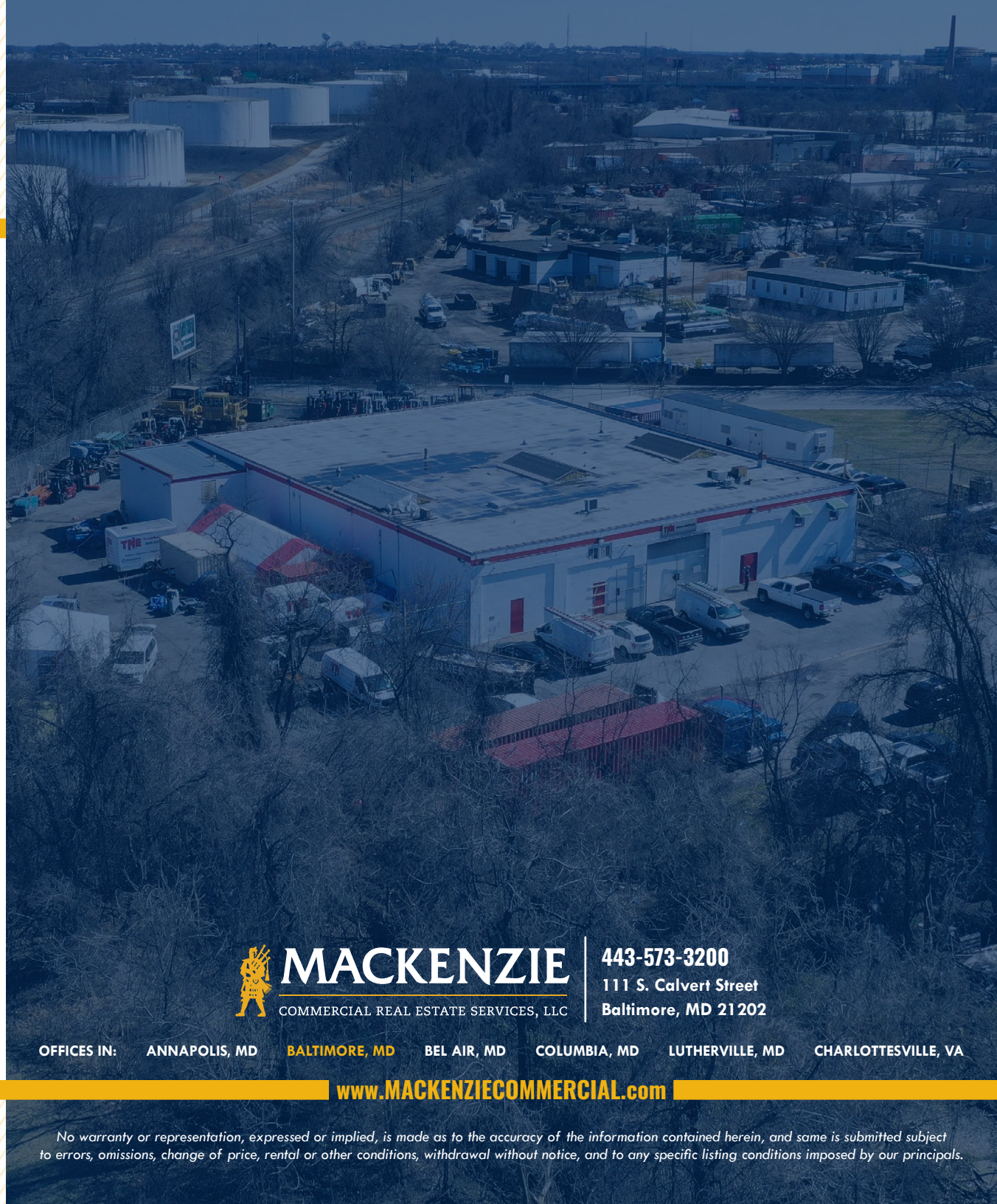


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