



FOR LEASE

# TRUCK TERMINAL W/ 5.5 AC ± OUTDOOR STORAGE

2720 ANNAPOLIS ROAD | BALTIMORE, MARYLAND 21230



**MULTIPLE  
LEASING  
SCENARIOS  
POSSIBLE... SEE  
PAGE 3.**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Hard to find truck terminal with excess land
- Entire property is fenced, gated, lit and secured (separate guard shack building)
- Superior loading (32 docks in terminal building)
- Heavy power
- Service bay warehouse in addition to terminal
- Electric gate
- Heavy industrial zoning
- Close proximity to major highways (I-295, I-95, I-695, I-8954) as well as downtown Baltimore
- *Multiple leasing scenarios possible (see next page)*

BUILDING 1:	21,035 SF ±
BUILDING 2:	1,750 SF ±
LOT SIZE:	5.5 ACRES ±
LOADING DOCKS:	32 (TERMINAL BUILDING)
DRIVE INS:	8 (TERMINAL BUILDING)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)



**MULTIPLE LEASING SCENARIOS POSSIBLE... SEE NEXT PAGE.**



# AERIAL



**BLDG. 1**  
21,035 SF ±



**BLDG. 2**  
1,750 SF ±

**OPTION 1**

7,000 SF ±

14,000 SF ±

**OPTION 2**

**OPTION 1:**

LEASE 7,000 SF ± (PARTIAL BLDG. 1)  
ON 1.75 AC ±

**OPTION 2:**

LEASE 14,000 SF ± (PARTIAL BLDG. 1)  
AND 1,750 SF ± (FULL BLDG. 2)  
ON 3.88 AC ±

**OPTION 3:**

LEASE 21,000 SF ± (FULL BLDG. 1)  
AND 1,750 SF ± (FULL BLDG. 2)  
ON 5.63 AC ±

ANNAPOLIS RD

NOT INCLUDED

	<b>BLDG. 1</b>	<b>BLDG. 2</b>
<b>Building Size:</b>	21,035 SF ±	1,750 SF ±
<b>Stories:</b>	1	1
<b>Construction:</b>	Brick/Masonry	Steel/Aluminum
<b>Clear Height:</b>	10-12' ± (Cross Dock Portion) 14-16' ± (Service Bay)	N/A
<b>Loading Docks:</b>	32 ext	0
<b>Drive Ins:</b>	8	0
<b>Cross Docks:</b>	Yes	No
<b>Sprinklers:</b>	None	None



# PHOTOS



# LOCAL BIRDSEYE

## RECENT REPAIRS:

- Fencing
- Asphalt Paving
- Overhead Doors
- Door Service
- Levers
- Roofing (Front Portion) and Rest of Main Building (Gutters, Downspouts)
- Interior Demo, Clean Up & Power Wash
- Interior Lighting, LED
- Interior Wall Painting (Portions)
- Electrical Replacements as Needed (4 Breaker Boxes in Warehouse)
- 4 Bay Heaters
- Exterior Misc. Concrete Clean Up
- Exterior Painting
- Demo Old Wires
- Lipstick on Office Area and Bathrooms (2)
- Final Clean Up
- Ongoing Site Maintenance
- 480V Service Upgrade



MT. AUBURN CEMETERY

BALTIMORE

95

395

295

SM  
SOUTHERN  
MECHANICAL

ReddyIce

ANNAPOLIS RD

Direct Distribution  
& Logistics

SZCO

NOT INCLUDED



# TRADE AREA

## DRIVING DISTANCE TO:

**295** 0.9 MILES  
4 MIN. DRIVE

**895** 2.5 MILES  
6 MIN. DRIVE

**95** 2.7 MILES  
7 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Beatty

4.1 MILES  
8 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BWI**  
BALTIMORE WASHINGTON INTERNATIONAL  
Thurgood Marshall AIRPORT

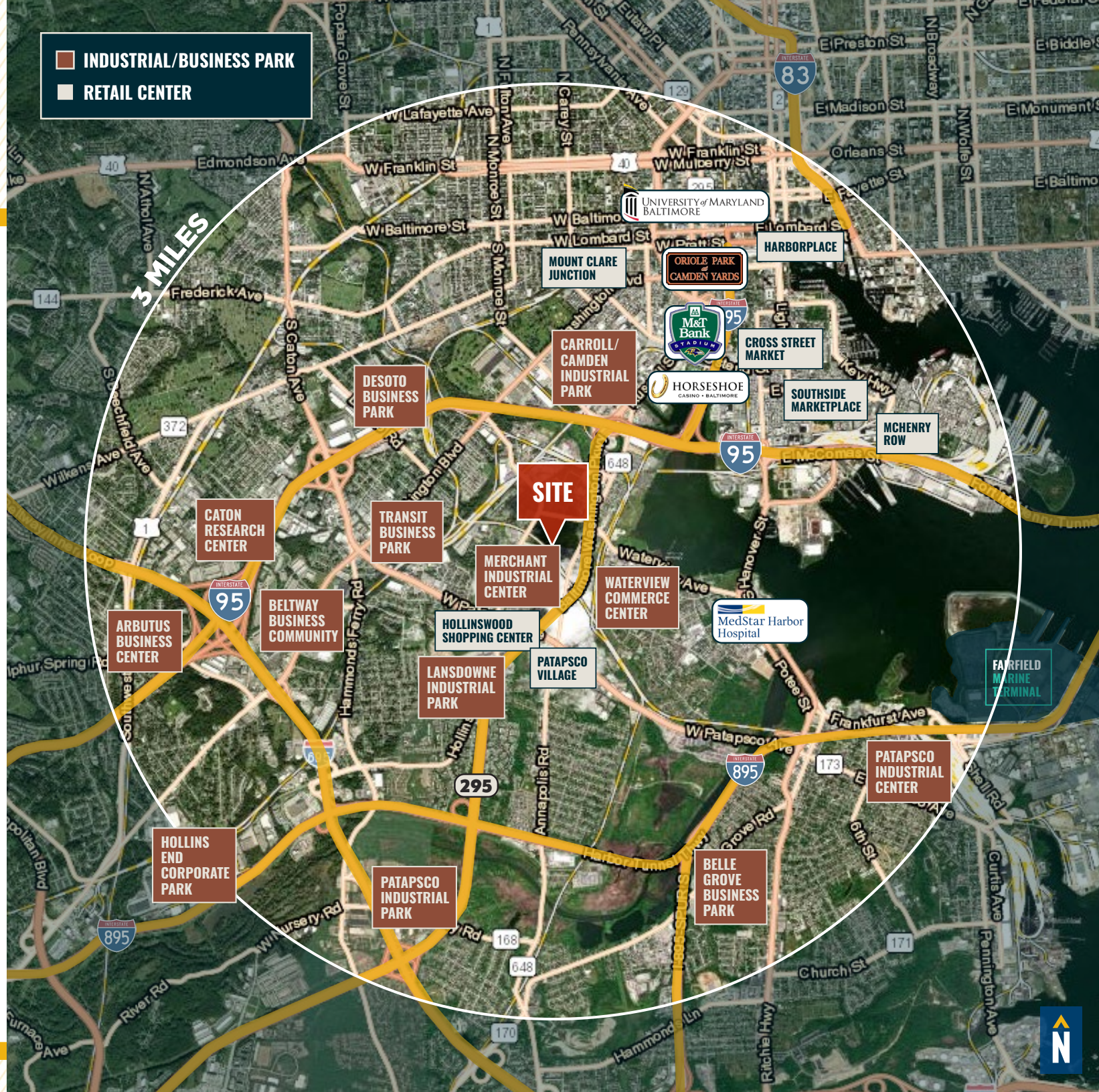
6.6 MILES  
7 MIN. DRIVE

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

**WASHINGTON, DC** 35.4 MILES  
50 MIN.

**PHILADELPHIA, PA** 106.0 MILES  
1 HR. 40 MIN.

■ INDUSTRIAL/BUSINESS PARK  
■ RETAIL CENTER



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