

# FOR LEASE

Baltimore MD

## SITE AVAILABLE FOR LEASE



## INDUSTRIAL OUTDOOR STORAGE

3520 E Federal Street, Baltimore Maryland



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### BUILDING COVERAGE

18,000 SF

### LOT SIZE

1.6 AC

### ZONING

I2 - Heavy Industrial

### ACCESS

Federal Street

Close Proximity to Highway  
895 and route 40.

15 min from Port of Baltimore

### ASKING RATE

Reach out to Broker

### CLEAR HEIGHTS

+ 18 Foot Clear Ceiling Height

### DRIVE - IN & DOCK HIGH

1 Drive in door & 2 Dock High



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## PROPERTY OVERVIEW



An outstanding opportunity to lease a high-functioning industrial facility featuring 18,000 SF of building area on 1.6 acres with secure outdoor storage and ample employee parking.

The building is in solid condition with a strong roof, practical layout, and excellent utility for a variety of heavy-use tenants.

**Zoned I-2 Heavy Industrial, this property is ideal for:**  
**Equipment rental or materials supply companies**  
**Contractors and service operations**  
**Light manufacturing and fabrication**  
**Distribution, logistics, and fleet users**

**18,000 SF industrial building on 1.6 acres**  
**Outdoor storage / yard area for vehicles and equipment**  
**Heavy Industrial (I-2) zoning**  
**Three-phase power and functional utility infrastructure**  
**Ample employee and customer parking**  
**Solid roof and well-maintained structure**  
**Perfect for contractors, logistics, or materials handling**



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## PRIME BALTIMORE LOCATION



### Prime Baltimore Location

Conveniently located near major transportation routes:

1 mile to US Route 40 (Pulaski Hwy)

2 miles to I-895

3 miles to I-95 and I-695

Approximately 15–20 minutes to the Port of Baltimore

This central location provides excellent regional connectivity for distribution, logistics, and industrial service operations.



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