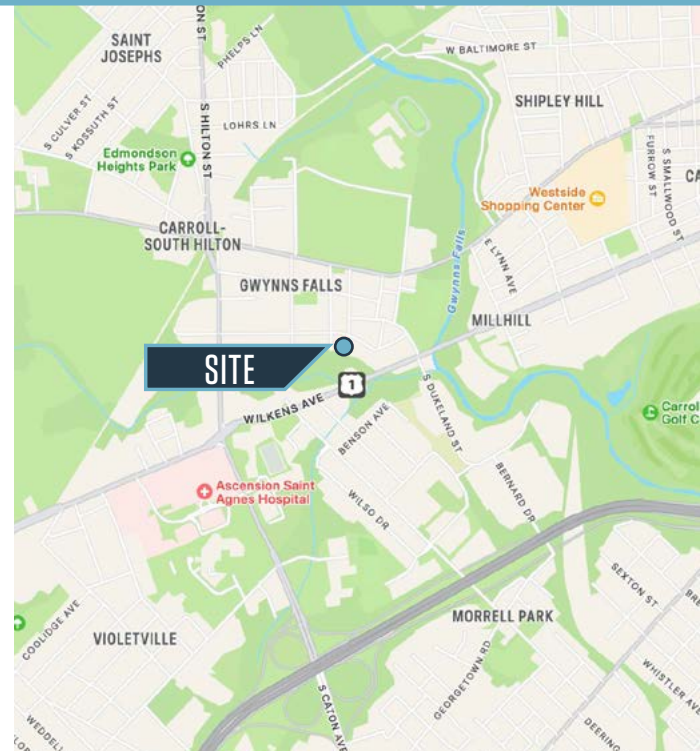




INDUSTRIAL BUILDING FOR SALE OR LEASE

PROPERTY HIGHLIGHTS:

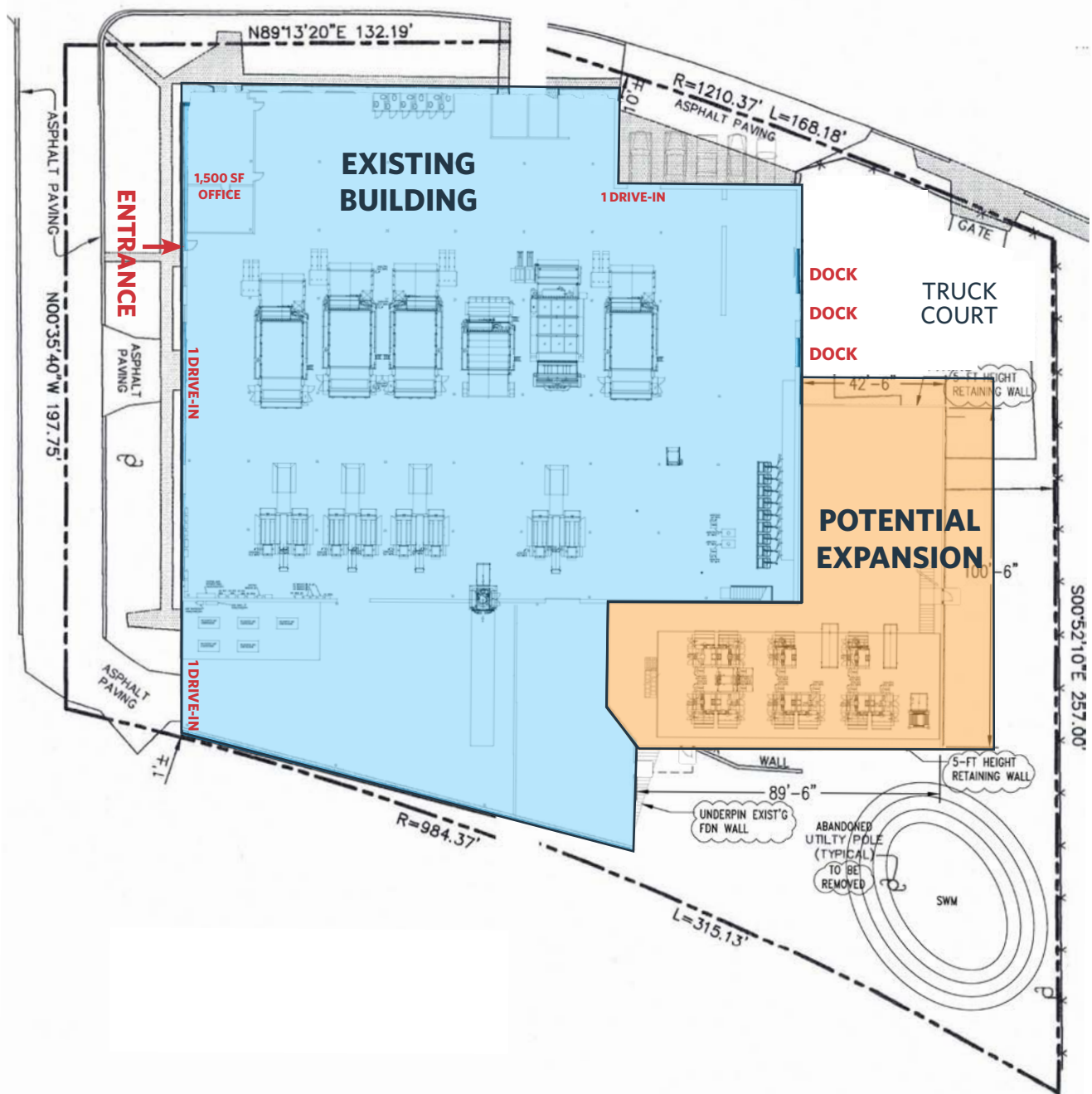
- **Building Size:** 37,842 SF available
- **Office Area:** 1,500 SF
- **Ceiling Height:** 13' - 15'
- **Parking:** 15 spaces
- **Land:** 1.55 acres
- **Zoning:** I-1
- **Loading:** Three (3) docks; Four (4) drive-ins
- **Access:** Nearby I-95, Caton Ave. & DeSoto Bus. Park
- **Sprinkler:** Wet sprinkler system
- **Utilities:** Gas 6", Water 4", Sewer 4"
- **Electric:** 1200 amps @ 240 v (upgraded within last 4 years)



601 S. LONGWOOD STREET

Baltimore, MD 21223 | Baltimore City

SITE LOCATION PLAN



PHOTOS



FRONT VIEW



SIDE VIEW



DRIVE-IN LOADING



DOCK LOADING

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

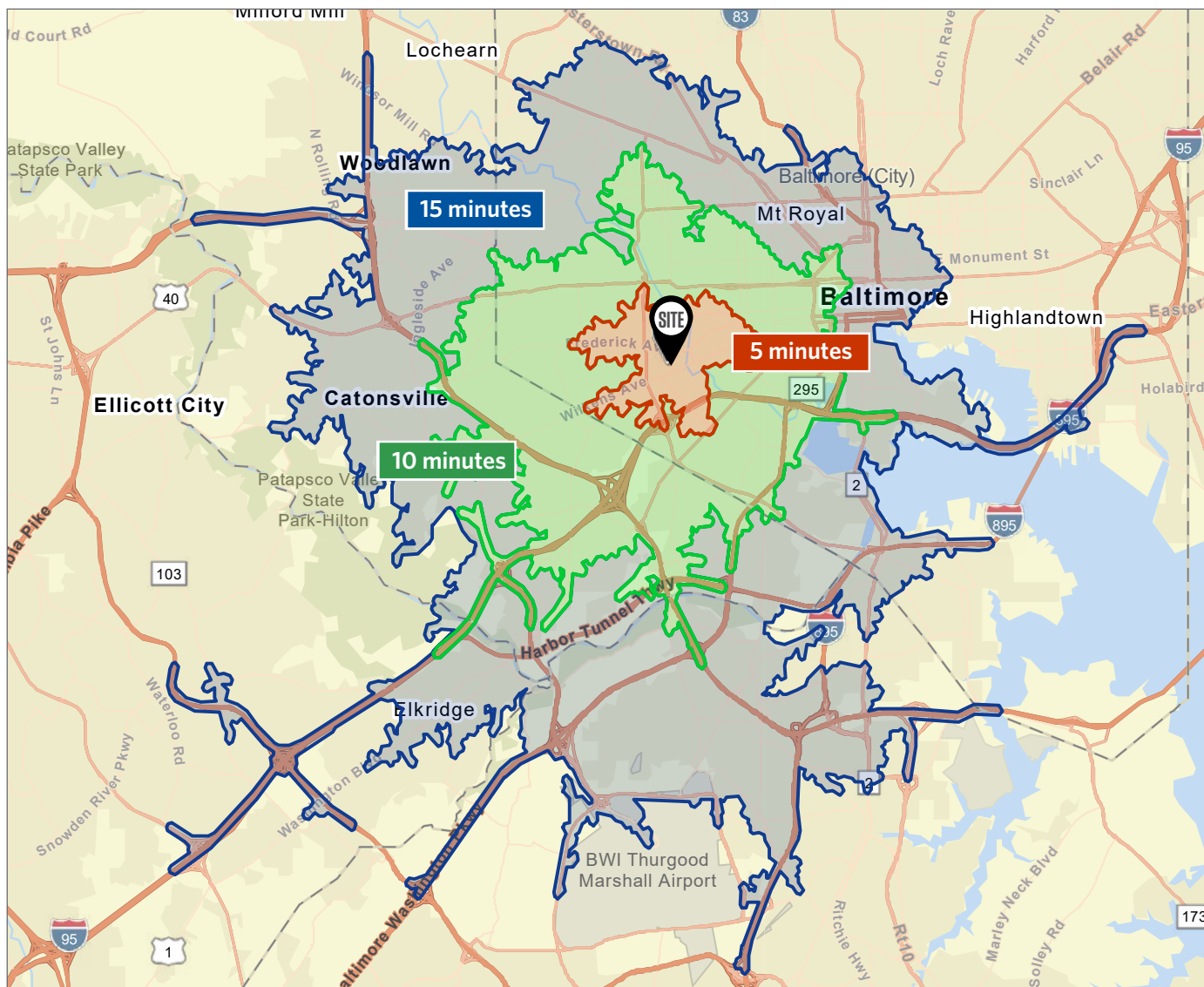
9881 Broken Land Pkwy, Suite 300
Columbia, MD 21046
klnb.com

601 S. LONGWOOD STREET

Baltimore, MD 21223 | Baltimore City



DRIVE TIME MAP



DISTANCES:

- | | | | |
|----------|------------|-----------------|----------|
| ▪ I-95: | 1.15 miles | ▪ I-295: | 5 miles |
| ▪ I-495: | 25 miles | ▪ U.S. Route 1: | .5 miles |
| ▪ I-695: | 2.5 miles | ▪ BWI: | 8 miles |

Steele Stanwick
sstanwick@klnb.com
443-574-1420

Spence Daw
sdaw@klnb.com
443-574-1429

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Columbia, MD 21046
klnb.com