



INDUSTRIAL WAREHOUSE

6001 ERDMAN AVENUE | BALTIMORE, MARYLAND 21205

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 50,995 SF \pm industrial/warehouse building situated on 2.4 acres \pm (paved)
- Heavy power (3 phase electrical service)
- Sprinklered
- Superior access to I-95, I-895 and I-695
- Close proximity to the Port of Baltimore (4 miles) and Downtown

BUILDING SIZE: 50,995 SF \pm

LOT SIZE: 2.4 ACRES \pm

DOCKS: 4 (FRONT)

DRIVE-INS: 1 (OVERSIZED, REAR)

ZONING: I-2 (GENERAL INDUSTRIAL DISTRICT)

SALE PRICE: **NEGOTIABLE**



GOOGLE STREET VIEW



AERIAL / PARCEL OUTLINE



151

ERDMAN AVE

151

247' ±

371' ±

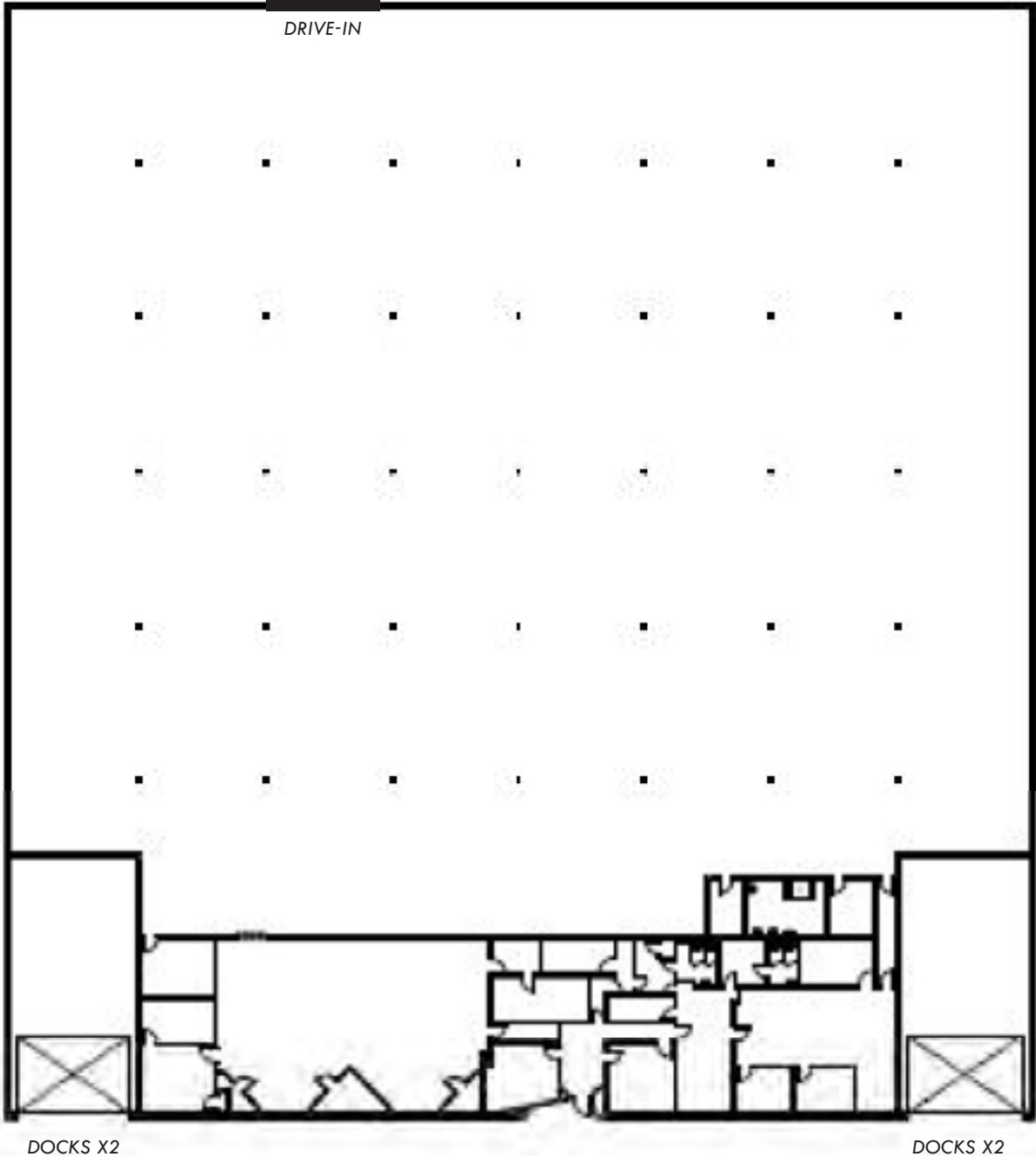
404' ±

251' ±



FLOOR PLAN

Not to scale.
Changes have been made.



PHOTOS



LOCAL BIRDSEYE

BALTIMORE

NATIONAL LUMBER CO.

INTERSTATE
895

HARBOUR SIGN & GRAPHICS, LTD.

151

CRAZY RAY'S

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

SITE

ERDMAN AVE

CRAZY RAY'S

151



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