



93,500 SF ± OF INDUSTRIAL SPACE

235-333 S. KRESSON STREET | BALTIMORE, MARYLAND 21224

FOR
LEASE



MACKENZIE

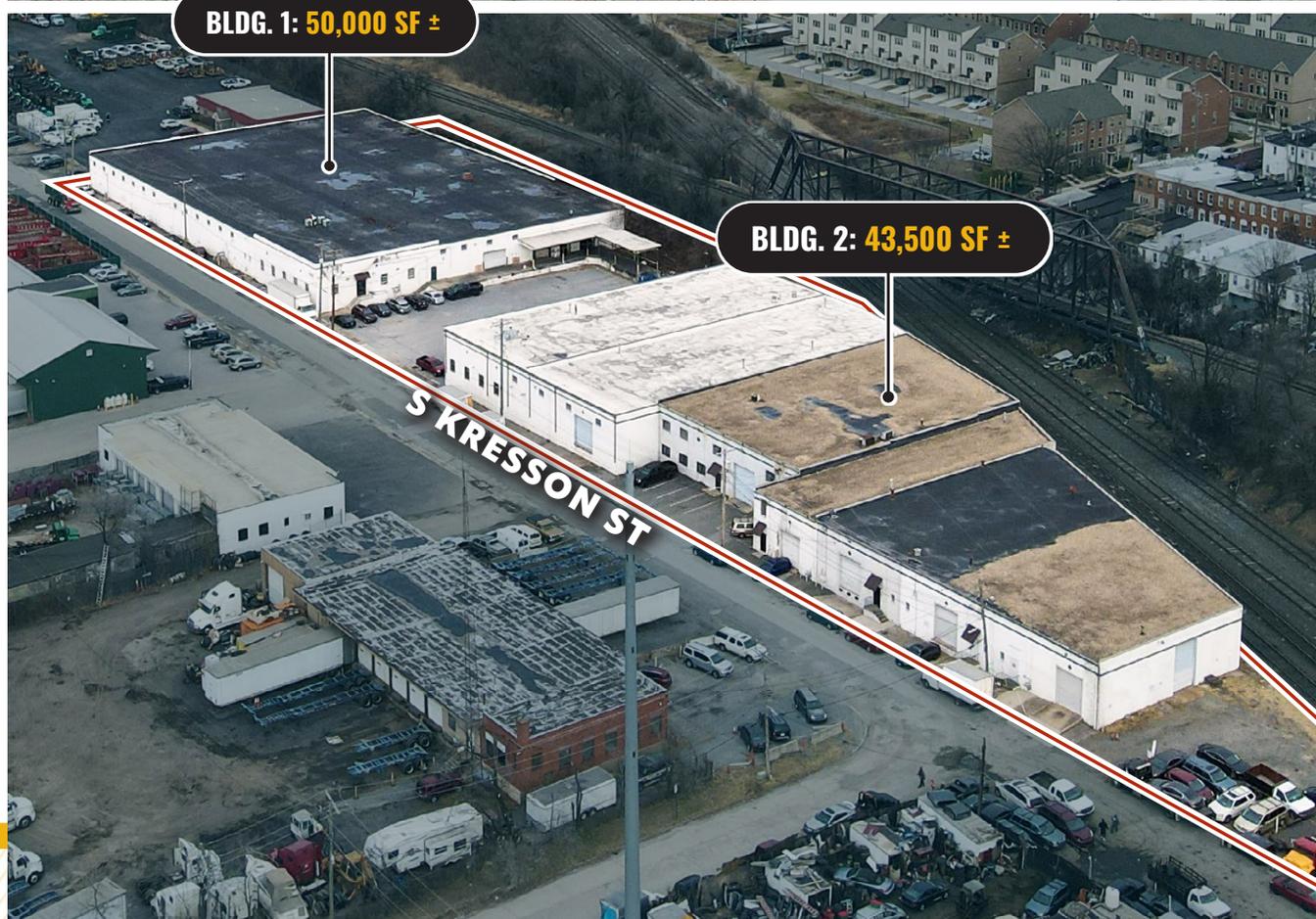
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

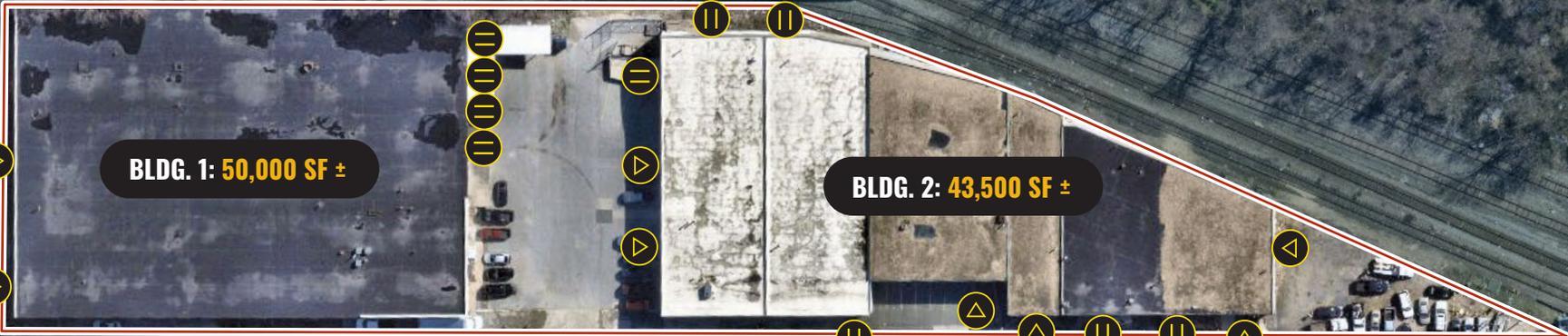
- Two warehouse/industrial buildings totaling 93,500 SF ± (can be leased individually)
- Heavy power
- 18-20' ± clear heights
- I-2 zoning allows for a wide variety of uses
- Easy access to I-95, I-895 and Johns Hopkins Bayview Medical Center
- Building to be newly painted soon

BUILDING 1:	50,000 SF ±
BUILDING 2:	43,500 SF ± (CAN BE DEMISED)
LOT SIZE:	2.78 ACRES ±
CLEAR HEIGHT:	18'-20' ±
DOCKS:	10
DRIVE-INS:	8
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE



AERIAL

△ DRIVE-IN
|| DOCK

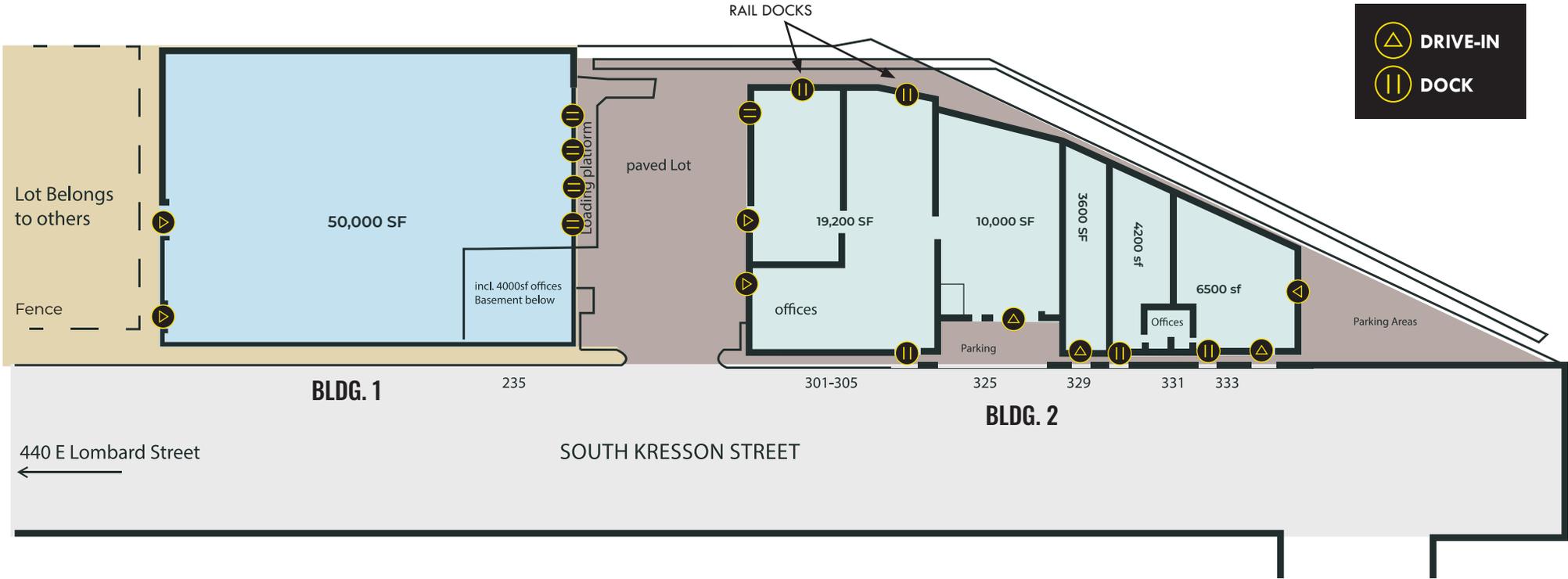


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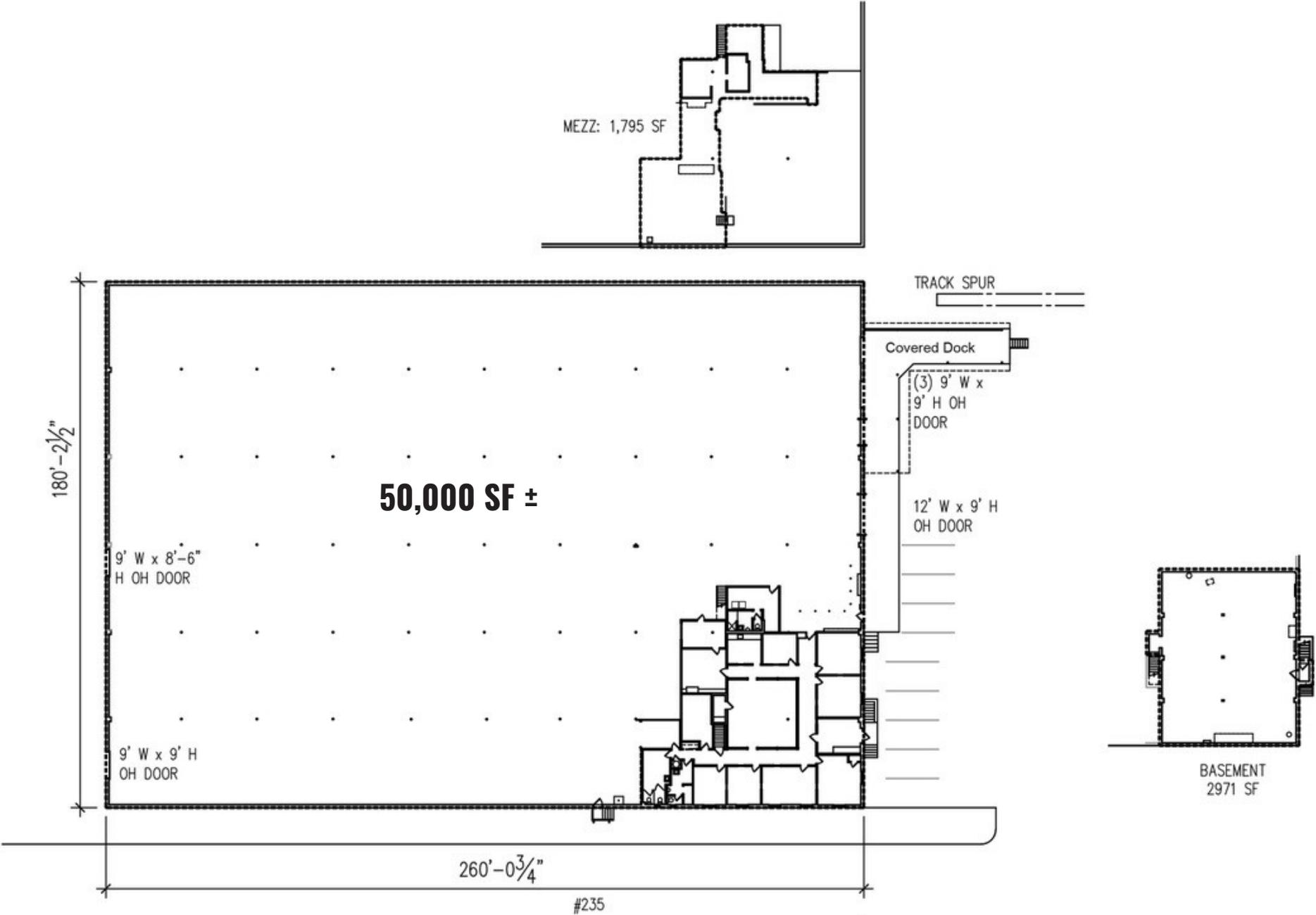
EASTERN AVE



SITE PLAN



FLOOR PLAN: BUILDING 1



ADDITIONAL PHOTOS



LOCAL BIRDSEYE

BALTIMORE



Walgreens

LOCAL BIRDSEYE
Maryland Mechanical Systems, Inc.

Public Storage

OLD LINE

S.A.P. Towing and Auto Repair

BLDG. 2: 43,500 SF ±

TOSS IT

BLDG. 1: 50,000 SF ±

AWW
APPLE VALLEY WASTE

EAST...

BANK ST

GOUGH ST

S HAVEN ST

S JANNEY ST

S KRESSON ST



TRADE AREA

DRIVING DISTANCE TO:

 0.6 MILES
2 MIN. DRIVE

 0.6 MILES
3 MIN. DRIVE

 1.6 MILES
6 MIN. DRIVE

 2.9 MILES
9 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

 13.3 MILES
14 MIN. DRIVE

BALTIMORE, MD 3.1 MILES
10 MIN.

WASHINGTON, DC 42.2 MILES
45 MIN.

PHILADELPHIA, PA 98.4 MILES
1 HR. 30 MIN.

RICHMOND, VA 152.0 MILES
2 HRS. 20 MIN.



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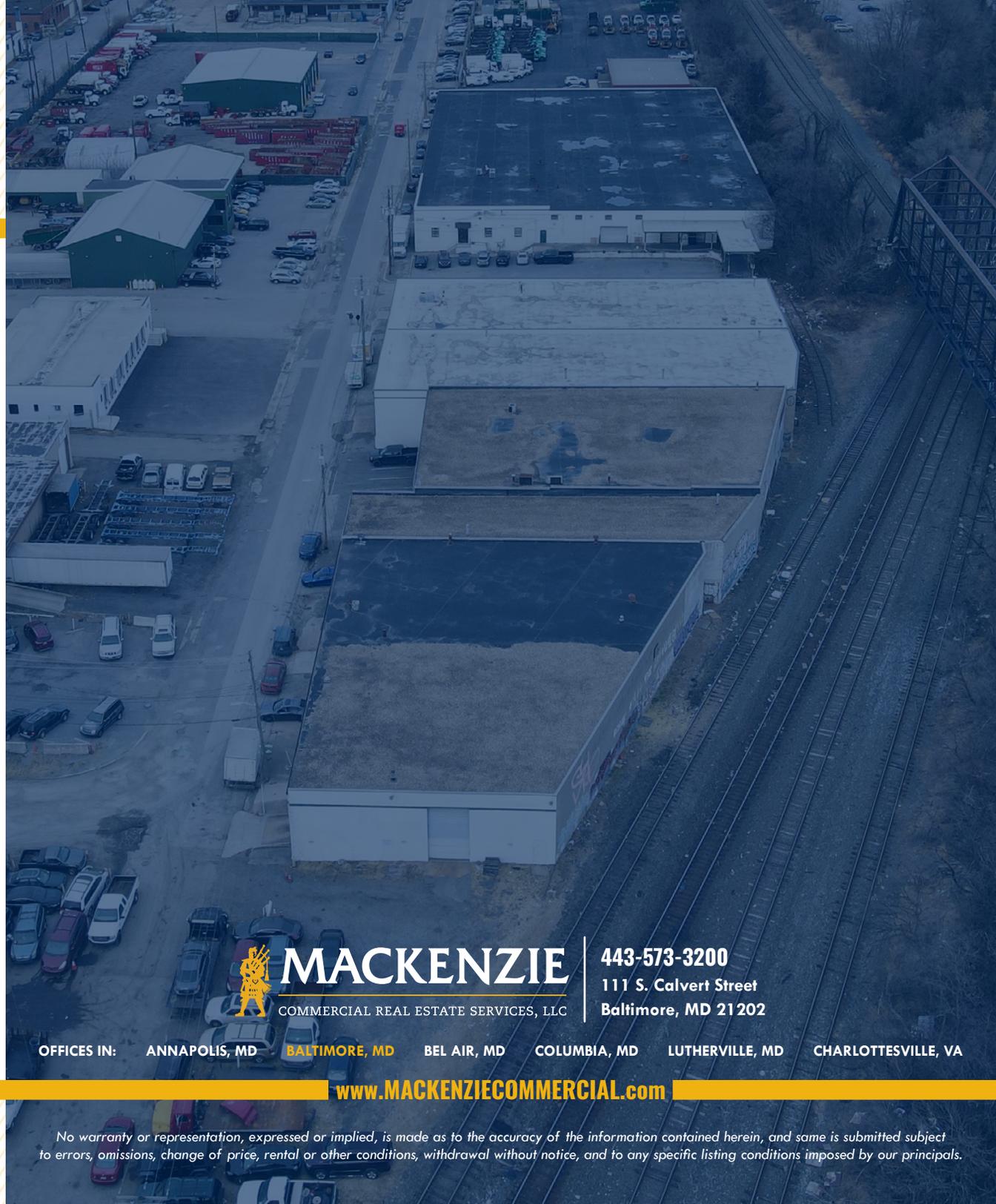


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