



# WAREHOUSE WITH OUTDOOR STORAGE

25 THOMAS AVENUE | BALTIMORE, MARYLAND 21225

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2.53 Ac ± with ample room for outdoor storage
- 14,600 SF ± truck terminal building (44 docks)
- 5,000 SF ± service warehouse/shop
- 1,200 SF ± shop building
- Easy access to I-895, I-695, I-95, I-97 and I-295
- Close proximity to BWI Airport and the Port of Baltimore

LOT SIZE:	2.4 ACRES ±
TRUCK TERMINAL:	14,600 SF ±
	14' ± CLEAR HEIGHT
	44 DOCKS (WITH LEVELERS)
WAREHOUSE/SHOP:	2 DRIVE-INS
	5,000 SF ±
SHOP BUILDING:	4 DRIVE-INS
	1,200 SF ±
ZONING:	W2 (INDUSTRIAL - LIGHT)
SALE PRICE:	NEGOTIABLE





# AERIAL





# LOCAL BIRDSEYE

BALTIMORE



BELLE GROVE RD

SITE



THOMAS AVE

HOWARD ENERGY INC





# TRADE AREA

## DRIVING DISTANCE TO:

 2.0 MILES  
4 MIN. DRIVE

 2.4 MILES  
4 MIN. DRIVE

 3.3 MILES  
5 MIN. DRIVE

 3.2 MILES  
6 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

 4.1 MILES  
8 MIN. DRIVE

**BALTIMORE, MD** 6.5 MILES  
15 MIN.

**WASHINGTON, DC** 34.8 MILES  
53 MIN.

**PHILADELPHIA, PA** 105.0 MILES  
1 HR. 50 MIN.

**RICHMOND, VA** 149.0 MILES  
2 HRS. 30 MIN.





# FOR MORE INFO **CONTACT:**



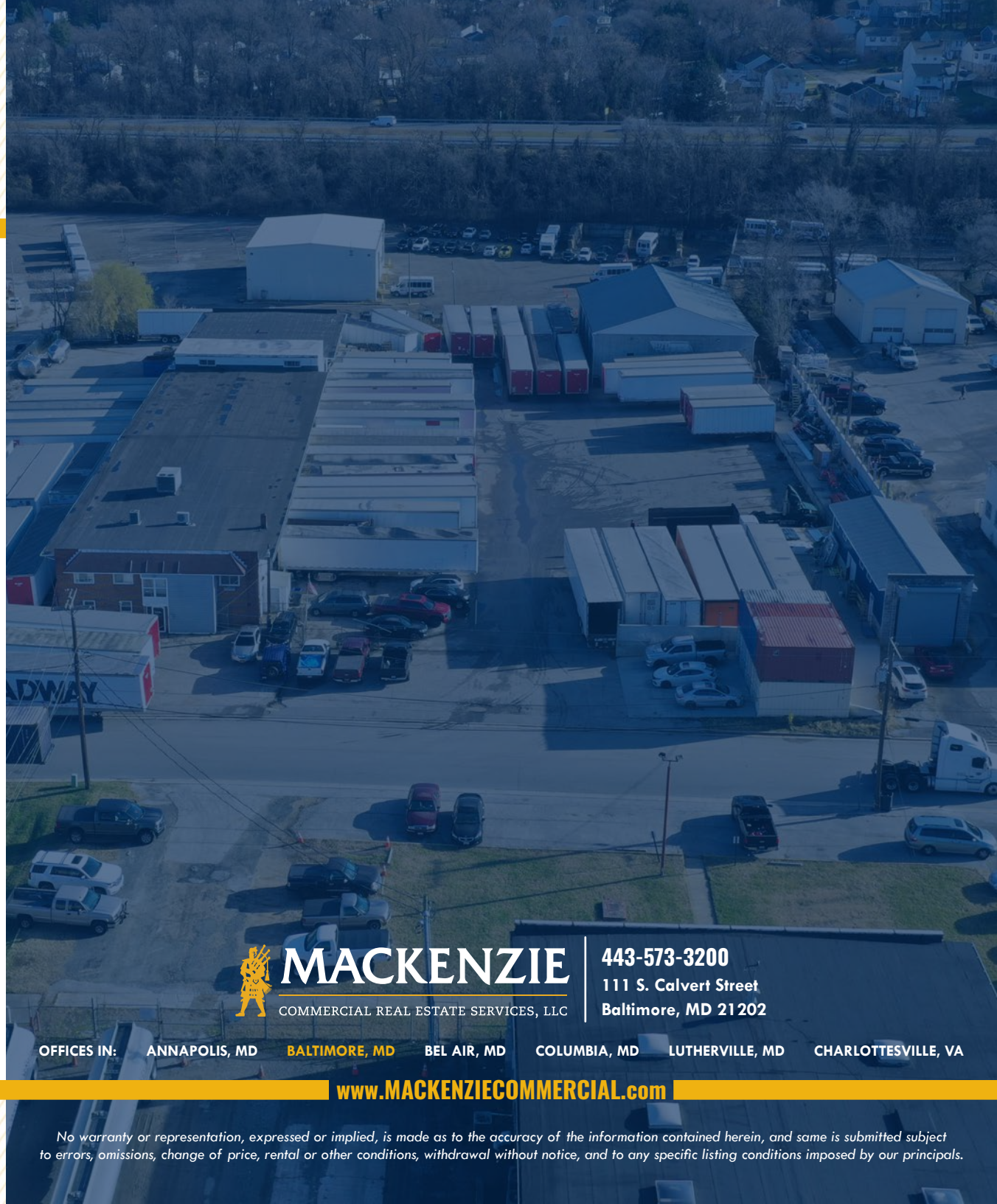
**ANDREW MEEDER, SIOR**  
*SENIOR VICE PRESIDENT & PRINCIPAL*  
**410.494.4881**  
AMEEDER@mackenziecommercial.com



**MATTHEW CURRAN, SIOR**  
*SENIOR VICE PRESIDENT & PRINCIPAL*  
**443.573.3203**  
MCURRAN@mackenziecommercial.com



**DANIEL HUDAK, SIOR**  
*SENIOR VICE PRESIDENT & PRINCIPAL*  
**443.573.3205**  
DHUDAK@mackenziecommercial.com



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**  
111 S. Calvert Street  
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



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