

INDUSTRIAL SPACE FOR LEASE



2000 WASHINGTON BOULEVARD, BALTIMORE, MD, 21230
A renovated warehouse building in the heart of Baltimore

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

2000 Washington Boulevard is a 630,000 SF industrial facility featuring the newly available Unit D. This space is approximately 98,260 SF of warehouse with approximately 4,620 SF of air-conditioned office space. Unit D includes 40' x 40' column spacing, 20' clear heights, 9 loading docks, 2 drive-ins, LED lighting, 24-hour security, on-site property management, and free parking. Conveniently located adjacent to the Washington Boulevard Exit of I-95, it offers quick access to the Baltimore/DC Metro Corridor, BWI Airport, Baltimore CBD, and the Port of Baltimore. Tenants benefit from Montgomery Park amenities, including a food court, gym, and conference/training rooms.

Local and State Tax incentive zones include Empowerment Zones, Enterprise Zones, and HUBZones.



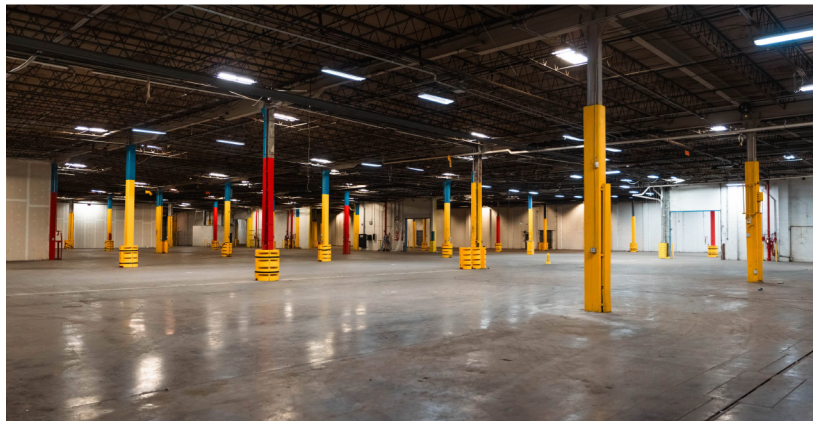
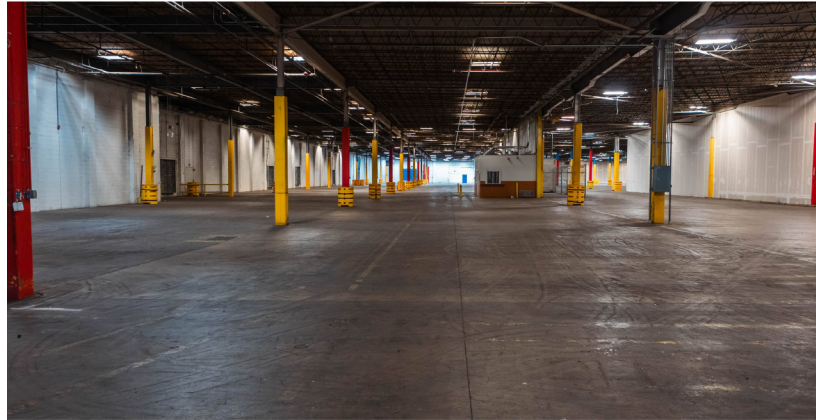
OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	Approximately 630,000 SF
Available SF:	Approximately 102,880 SF
Year Built:	1967
Lot Size:	28.85 Acres
Parking:	Free/ On-Site
Zoning	I-MU

PROPERTY HIGHLIGHTS

- FULL TRUCK COURT
- 2 DRIVE-INS AND 9 DOCK
- HIGH DOORS
- 20 FT CLEAR HEIGHT
- FREE ON-SITE PARKING
- IMMEDIATE ACCESS TO I-95
- LED LIGHTING
- 24-HOUR SECURITY

ADDITIONAL PHOTOS



HIMMELRICHASSOCIATES.COM 1340 SMITH AVENUE
SUITE 200 | BALTIMORE, MD 21209 410.385.1234

LOCATION MAP

**2000 WASHINGTON
BLVD. BALTIMORE,
MD 21230**



FOR MORE INFORMATION PLEASE CONTACT:

EMILY URBAN
EURBAN@HIMMELRICHASSOCIATES.COM
(C) 443.895.0364 | (O) 410.779.1290

DYLAN WOLFE
DWOLFE@HIMMELRICHASSOCIATES.COM
(C) 410.844.1412 | (O) 410.779.1315