



5,000 SF
Additional Outdoor
Storage Added

For Lease

Industrial Service Facility with Outdoor Storage

1003 N. Kresson Street
Baltimore, MD 21205



1003 N. Kresson Street | For Lease

Property Overview

Located at 1003 N. Kresson Street, this versatile industrial site offers direct access to I-95, I-895, and the Port of Baltimore—perfect for logistics and distribution.

Zoned I-2 with oversized drive-in bays, outdoor storage, and a new roof, it's built for operational efficiency.

Warehouse	14,314 SF ±
Land Area	1.51 Acres ± with Outside Storage
Ceiling Height	16' ± Clear
Loading	7 Oversized Drive In Doors
Zoning	I-2 (general industrial district)
New Roof Installed	Q4 2024
Transportation Access	Proximity to I-95, I-895, Route 40, Route 1 & Port of Baltimore



1003 N. Kresson Street | For Lease



VIDEO



1003 N. Kresson Street | For Lease



Matterport®

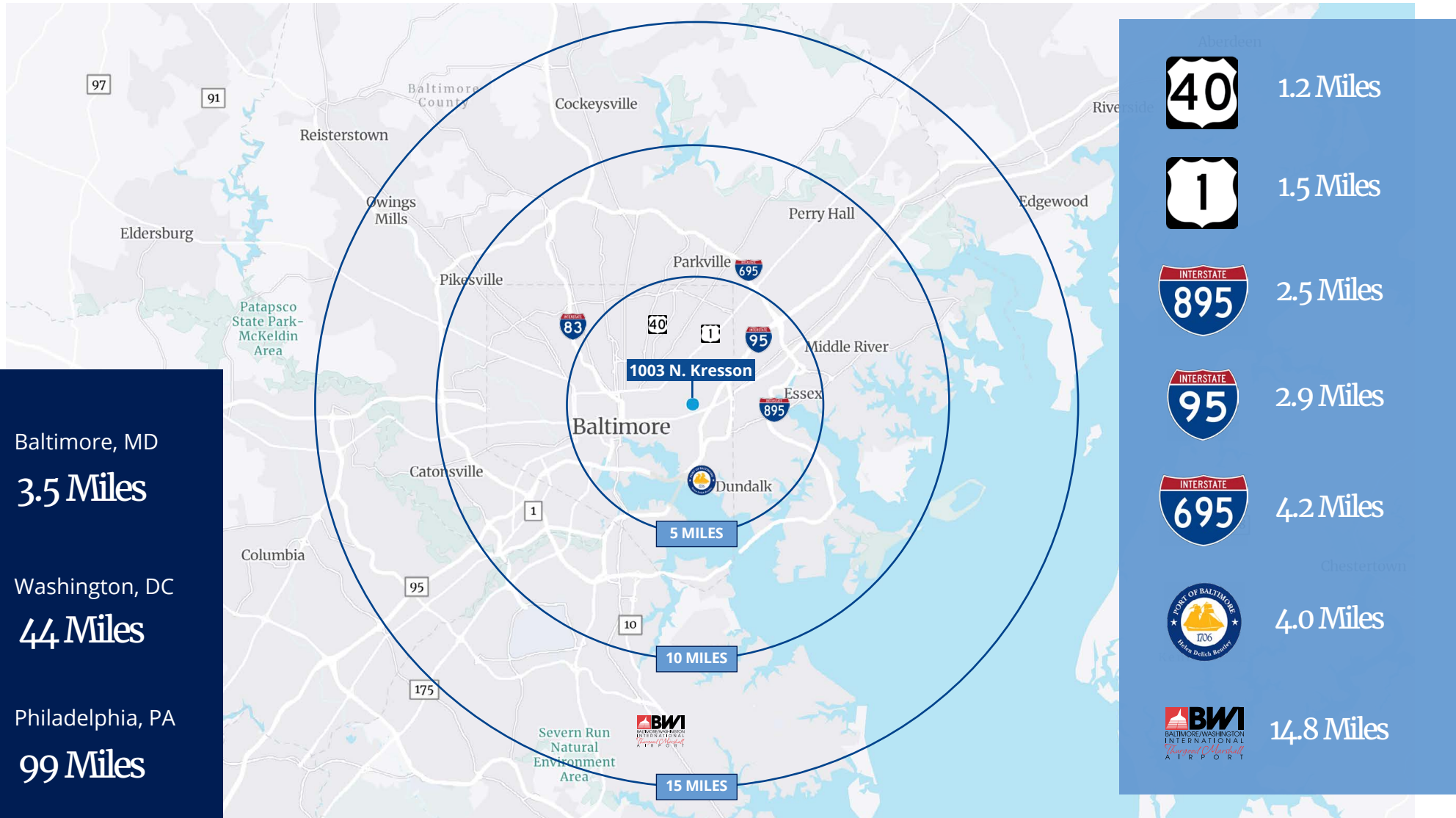


1003 N. Kresson Street | For Lease

Driving Distances

With direct access to major transportation arteries including I-95, I-895, Route 1, and Route 40, the site ensures seamless regional and interstate logistics while being just minutes from downtown Baltimore.

The location also places businesses within reach of key Mid-Atlantic markets, including Washington, DC and Philadelphia, enhancing distribution capabilities across the region.



1003 N. Kresson Street | For Lease

Neighborhood Area

1003 Kresson Street offers industrial tenants unparalleled access to Baltimore's key transportation corridors and is surrounded by a thriving mix of industrial businesses, service providers, and infrastructure. This trade area is primed for manufacturing, warehousing, and operational growth.





Colliers

7001 Columbia Gateway Drive
Suite 220
Columbia, MD 21046
+1 410 319 2411
colliers.com

Contact us:

Brian Siegel, SIOR
Executive Vice President
+1 410 319 2410
brian.siegel@colliers.com

Jason Sullivan, SIOR
Executive Vice President
+1 410 319 2409
jason.sullivan@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.