



For Lease

1003 N. Kresson Street
Baltimore, MD 21205

Industrial Service Facility with Outdoor Storage



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



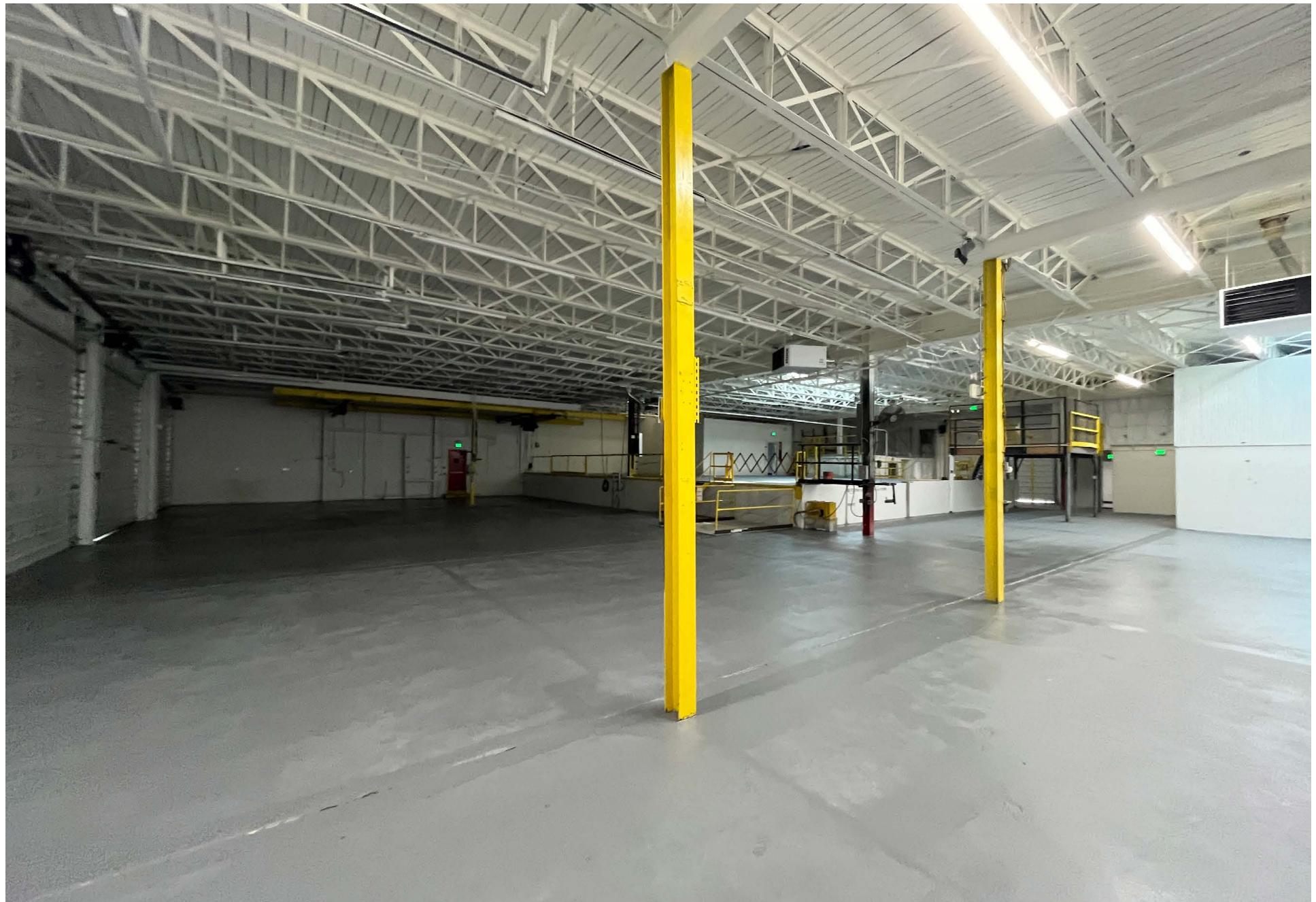
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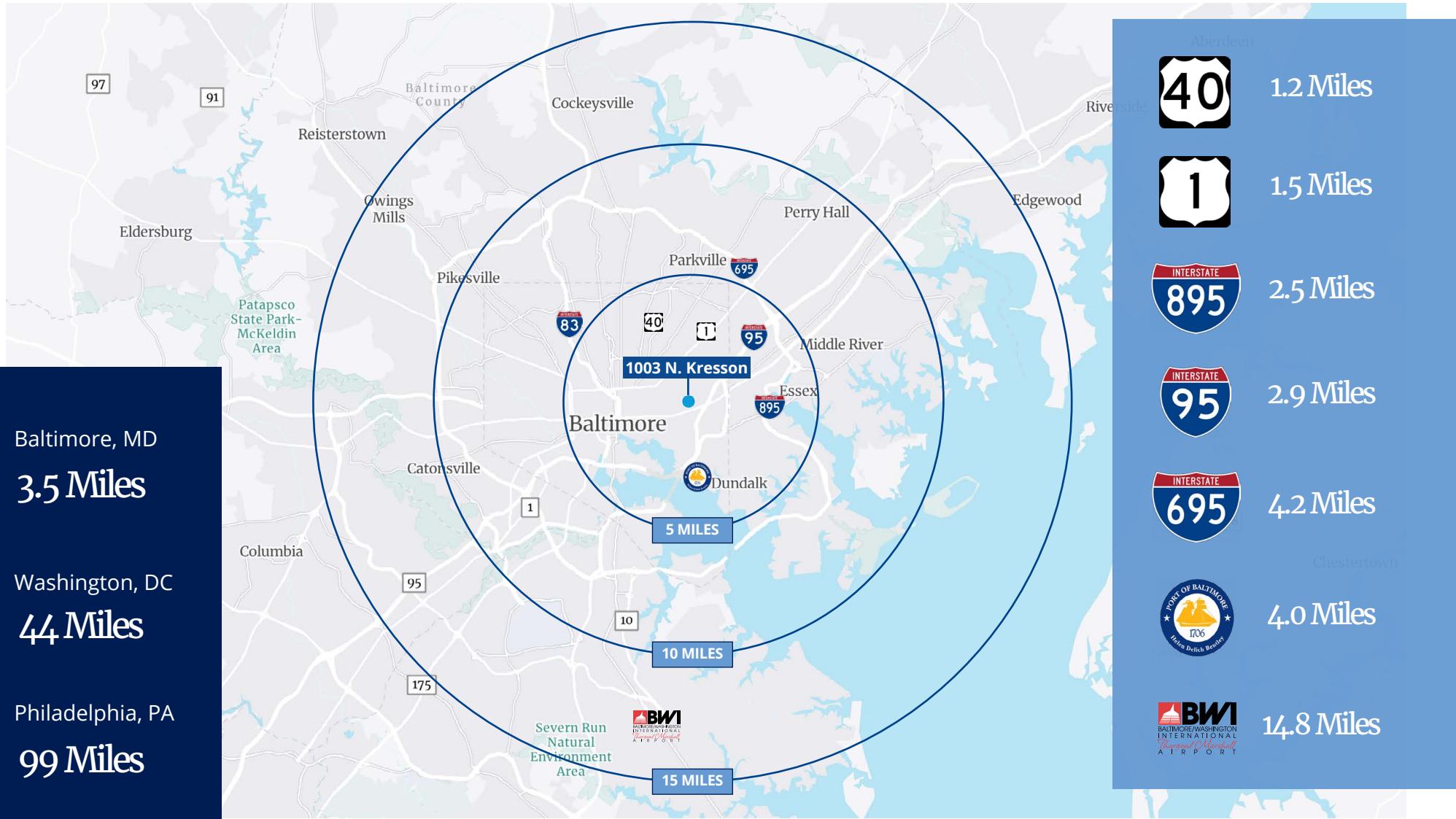
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Driving Distances

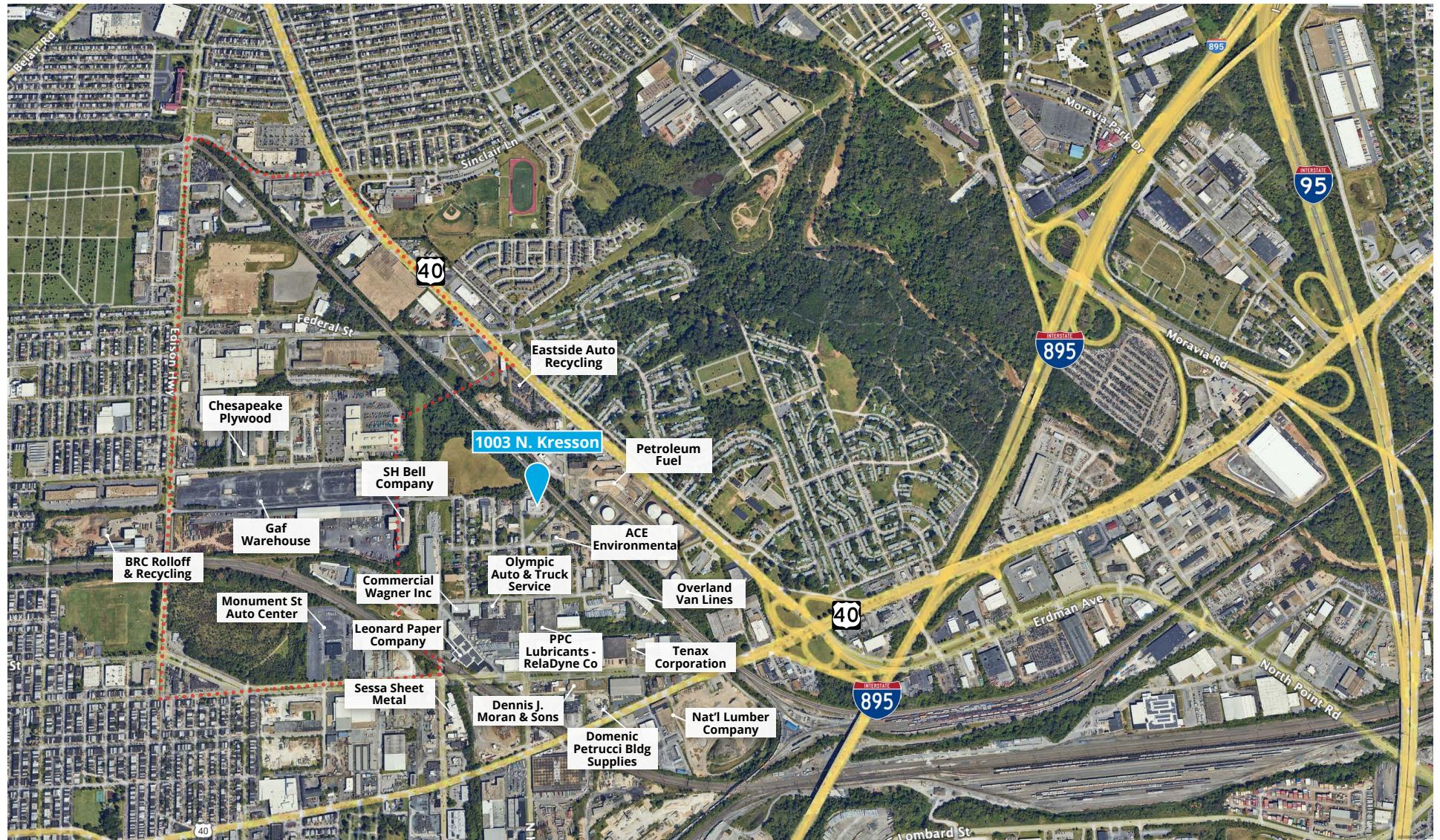
With direct access to major transportation arteries including I-95, I-895, Route 1, and Route 40, the site ensures seamless regional and interstate logistics while being just minutes from downtown Baltimore.

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



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.





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