

3130 Frederick Avenue

Available Immediately in HUB Zone

3130 Frederick Avenue
Baltimore, Maryland 21229



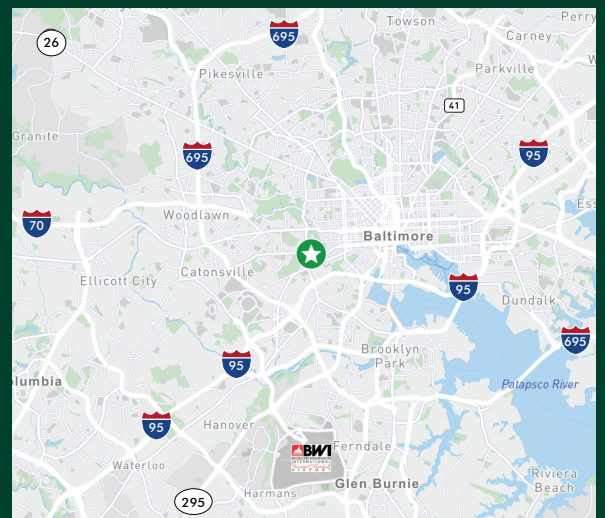
This vacant 2-story industrial building sits on 2.19 acres and totals 106,819 SF with newly renovated offices and new LED warehouse lights on motion sensors. The lot is fully fenced, alarmed and secured and zoned M-1-2, Baltimore City.

Conveniently located just inside I-695 / the Baltimore Beltway with access to I-70 and I-95, the property has good access and visibility along Frederick Avenue (Frederick Road).

Contact:

Michael Roden
Vice Chairman
+1 410 244 3125
michael.roden@cbre.com

Jared Ross
First Vice President
+1 240 994 6477
jared.ross@cbre.com



Property Features



	First Floor	Second Floor
Square Footage (leasable area)	51,650 SF warehouse Can be demised to 25,000 SF	46,000 SF warehouse 4,080 SF office
Ceiling Height	10' clear	14' - 18' clear
Sprinkler	Dry system	Wet system
Loading	5 dock high doors	3 dock high doors (at grade / rear of building)
Column Spacing	18' x 15'	35' x 30'

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