



FOR **SALE/LEASE**

WAREHOUSE & CONTRACTOR'S YARD

6608 FORT SMALLWOOD ROAD | CURTIS BAY, MARYLAND 21226



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,000 SF warehouse with 1,800 SF office space situated on 1.97 acres in Curtis Bay, MD
- Ample outdoor storage yard
- Easy access to I-695 and the Key Bridge
- Close proximity to the Port of Baltimore, Tradepoint Atlantic and BWI Airport
- Near large population base (\$110K household income within 1 mile)

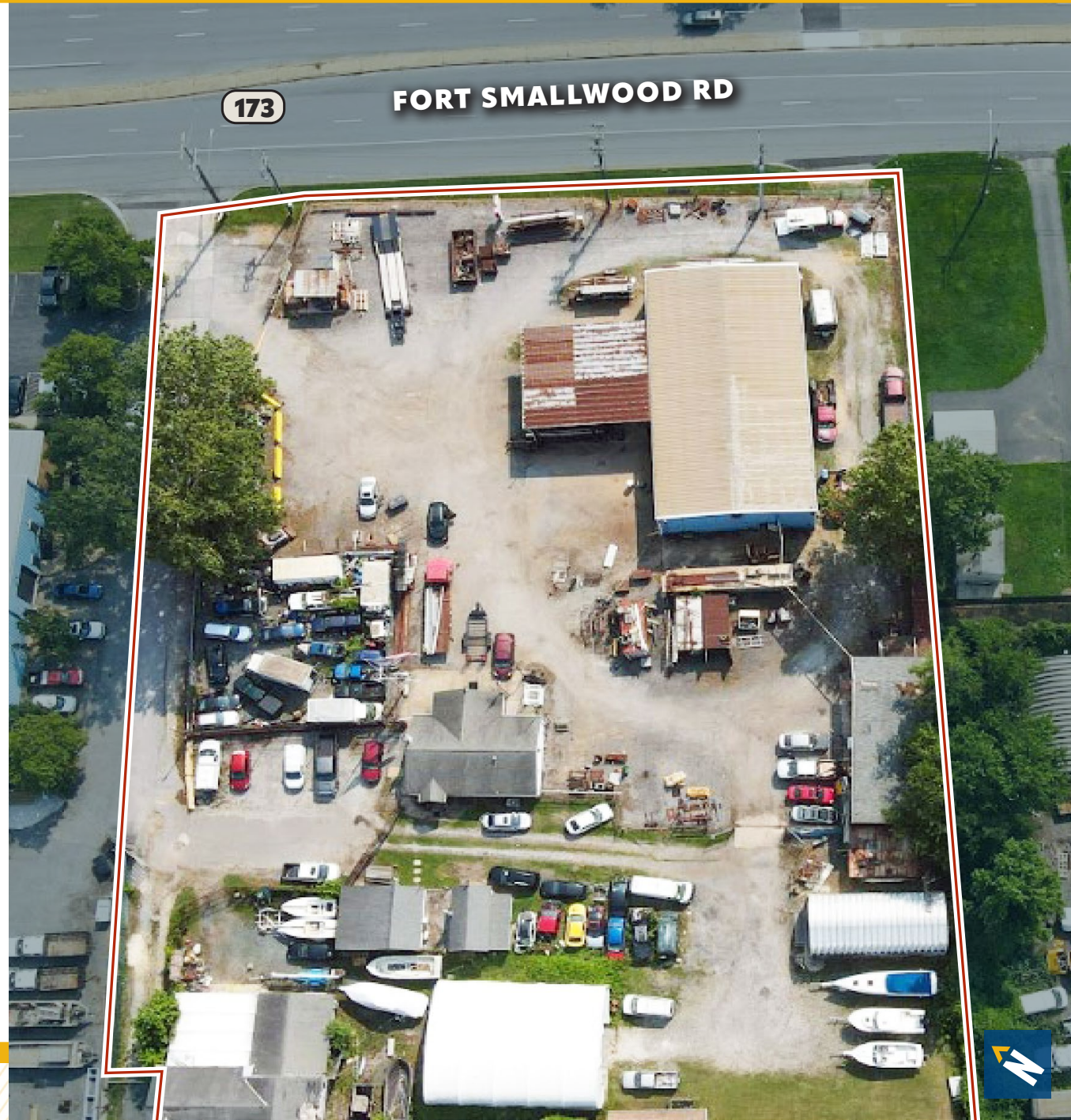
WAREHOUSE SIZE:	5,000 SF ±
OFFICE SIZE:	1,800 SF ±
LOT SIZE:	1.97 ACRES ±
CEILING HEIGHT:	24' ± (CENTER OF SHOP)
DRIVE INS:	3 (16' x 16')
ZONING:	W-3 (HEAVY INDUSTRIAL DISTRICT)
SALE PRICE:	\$2,650,000
RENTAL RATE:	\$16,500/MO., NNN



PROPERTY OVERVIEW

SPECS:

WAREHOUSE SIZE:	5,000 SF ±
OFFICE SIZE:	1,800 SF ±
LOT SIZE:	1.97 ACRES ±
CEILING HEIGHT:	24' ± (CENTER OF SHOP)
DRIVE INS:	3 (16' x 16')
CONSTRUCTION:	METAL
POWER:	800A
SECURITY:	10 CAMERAS (INCLUDING TAG READER)
LIGHTING:	LED IN SHOP
GAS:	AVAILABLE BUT NOT INSTALLED
WATER/SEWER:	PUBLIC WATER AND SEPTIC
FUEL DISPENSING:	5K DIESEL FUEL TANK W/ PERMITS



ADDITIONAL PHOTOS



5,000 SQUARE FOOT WAREHOUSE WITH
THREE LARGE DRIVE-IN DOORS



OPEN INTERIOR SPACE
WITH HEAVY POWER



SECURE FENCED IN YARD WITH GREAT
FRONTAGE ON FORT SMALLWOOD

LOCAL BIRDSEYE



SITE

AA

ROYAL FARMS

BALLARD
MARINE CONSTRUCTION

DOMINION
ELECTRIC SUPPLY COMPANY

KEMIRA

CHESAPEAKE
GEOSYSTEMS, INC.

JET BLAST
Industrial and Municipal Services

WBX COMMERCE

FORT SMALLWOOD RD

173



TRADE AREA

DRIVING DISTANCE TO:

 1.0 MILES
2 MIN. DRIVE

 4.6 MILES
6 MIN. DRIVE

 4.8 MILES
10 MIN. DRIVE

 4.9 MILES
10 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

 10.2 MILES
11 MIN. DRIVE

BALTIMORE, MD 14.9 MILES
20 MIN.

WASHINGTON, DC 39.1 MILES
58 MIN.

PHILADELPHIA, PA 107.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 148.0 MILES
2 HRS. 30 MIN.



FOR MORE INFO **CONTACT:**



BRYAN HERR

VICE PRESIDENT

443.875.7505

BHERR@mackenziecommercial.com



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@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



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.