



2900 W PATAPSCO AVE

BALTIMORE, MARYLAND 21230

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 8,400 +/- SF warehouse
- 1,500 +/- SF office
- 14'-16' ft clear height
- Fully Conditioned Warehouse
- Basement-level shop with drive-in access
- Newly paved lot and fully fenced and secured
- New LED lights
- Two (2) drive-in doors, with the ability to add more
- 1 mile from 95
- Operating Expenses: \$1.45 PSF

AVAILABLE:

3,000-8,400 SF
(1,500 SF OFFICE SPACE)

LOT SIZE:

1.55 ACRES

LOADING:

2 DRIVE-INS

ZONING:

I-1

PRICE:

NEGOTIABLE



AERIAL



**8,400 SF
ON 1.55 AC**

W PATAPSCO AVE

TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
1.5 MILES
5 MIN. DRIVE

295
2.0 MILES
6 MIN. DRIVE

INTERSTATE 695
2.4 MILES
7 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
8.5 MILES
12 MIN. DRIVE

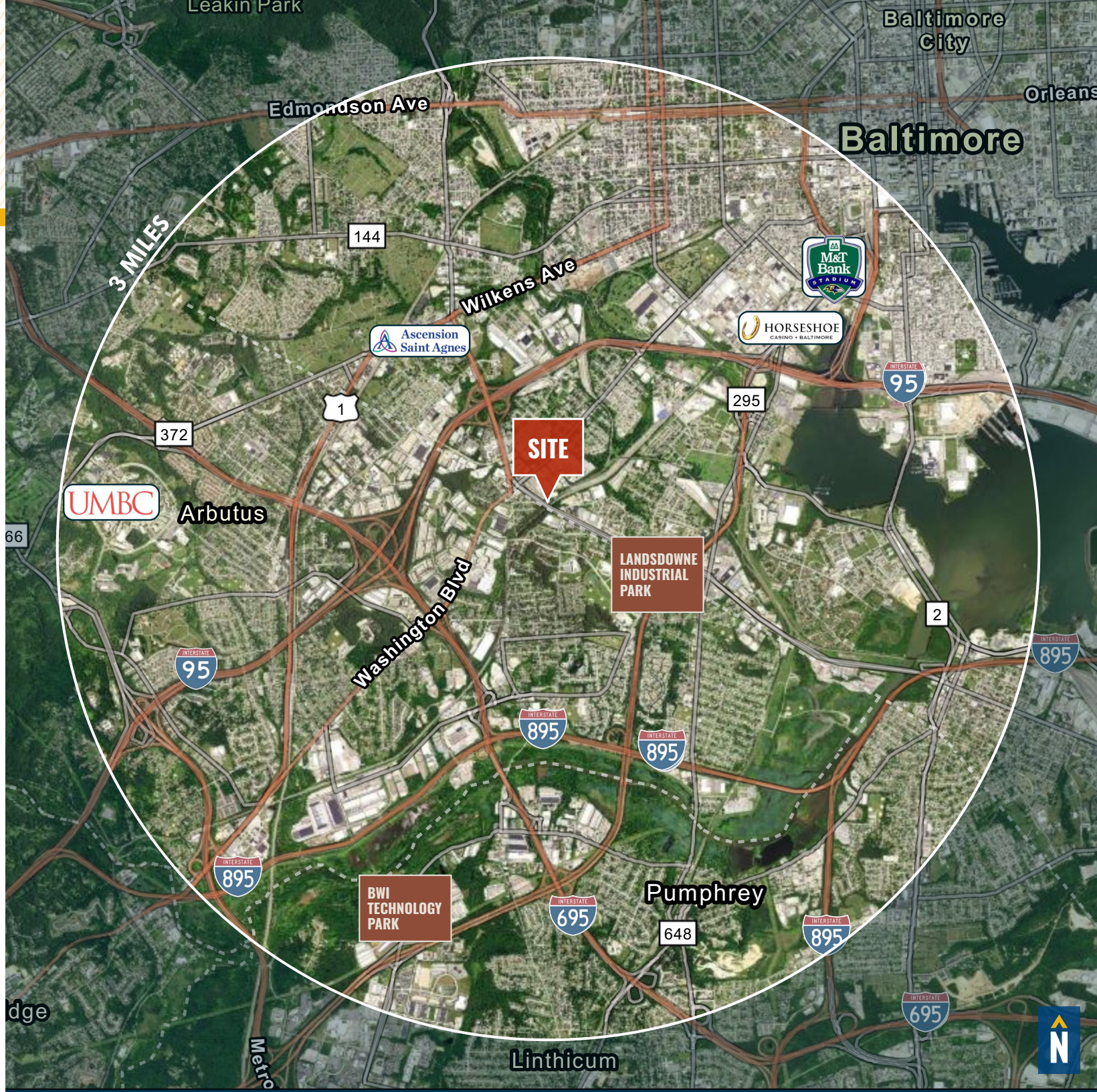
PORT OF BALTIMORE
1706
Helen Delich Bentley
8.3 MILES
20 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BALTIMORE, MD
5.1 MILES
14 MIN.

WASHINGTON, DC
35.7 MILES
60 MIN.

PHILADELPHIA, PA
107.0 MILES
1 HR. 45 MIN.

RICHMOND, VA
151.0 MILES
2 HRS. 30 MIN.



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