



FOR **LEASE**

# INDUSTRIAL/OFFICE W/ OUTSIDE STORAGE

1600 RIDGELY STREET | BALTIMORE, MARYLAND 21230



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Two (2) buildings available
  - » 39,840 SF ± industrial warehouse
  - » 2,661 SF ± office showroom
- Three (3) oversized drive-ins
- Two (2) large 60' wide bays with crane rails (no cranes)
- Motion detected LED lights
- Flat, paved and fenced yard
- Heavy 3 phase power
- Excellent access to I-95, I-695 and MD Route 1
- Close proximity to the Port of Baltimore

BUILDING 1:	39,840 SF ± (WAREHOUSE)
BUILDING 2:	2,661 SF ± (OFFICE)
LOT SIZE:	3.78 ACRES ±
CLEAR HEIGHT:	14'-33' (WAREHOUSE)
DRIVE-INS:	3 (18' W x 18' H)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)



# AERIAL

 DRIVE-IN

1 ACRE ± OF IOS

BUSH ST

BAYARD ST

RIDGELY ST

CLEAR HEIGHT = 33' ±

CLEAR HEIGHT = 14' ±

CLEAR HEIGHT = 33' ±

39,840 SF ± WAREHOUSE  
W/ 1,400 SF ± OFFICE/BREAKROOM

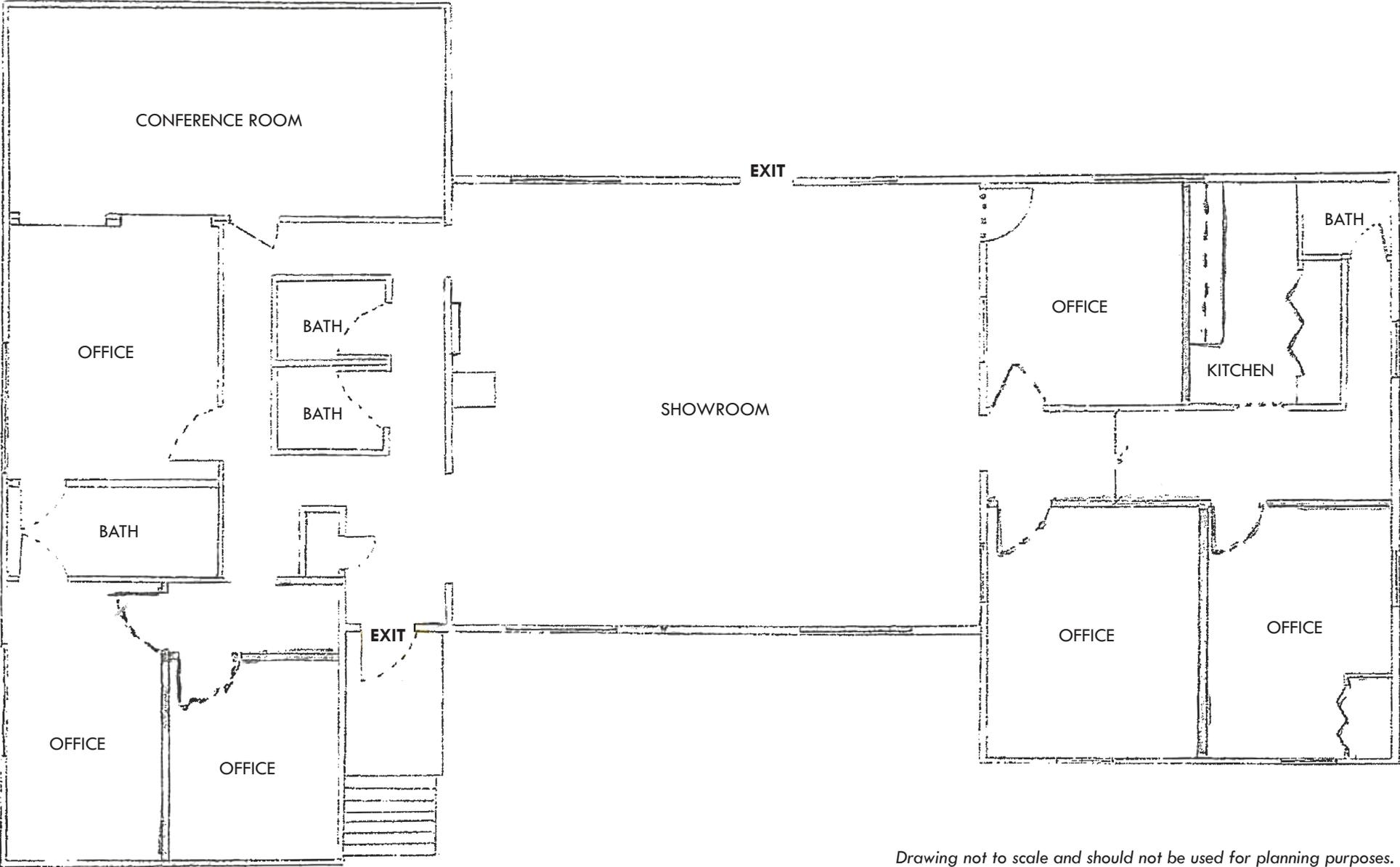
2,661 SF ± OFFICE



GOOGLE STREET VIEW



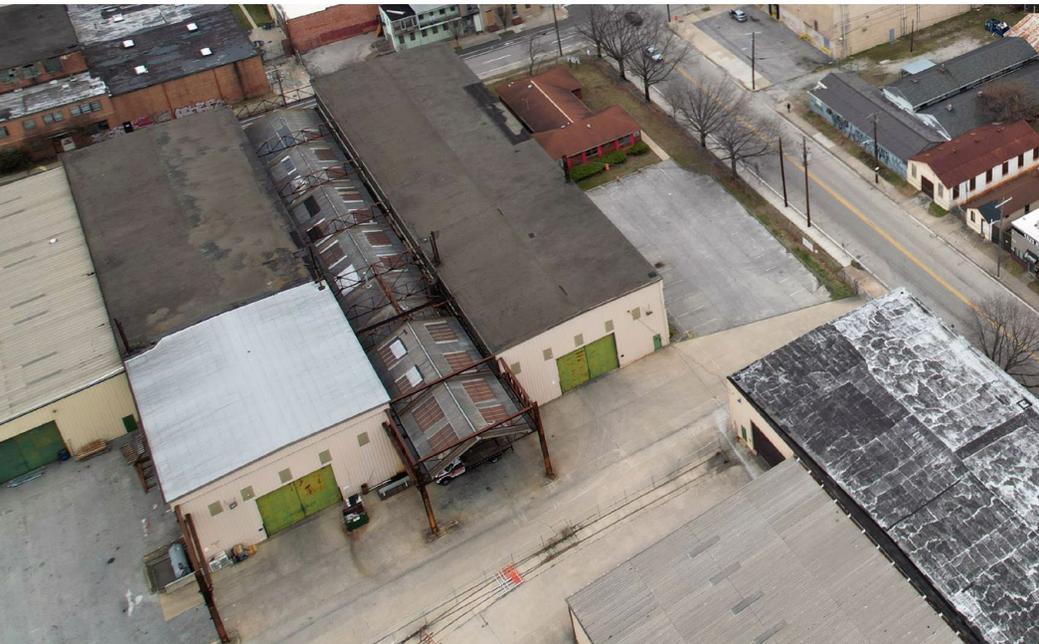
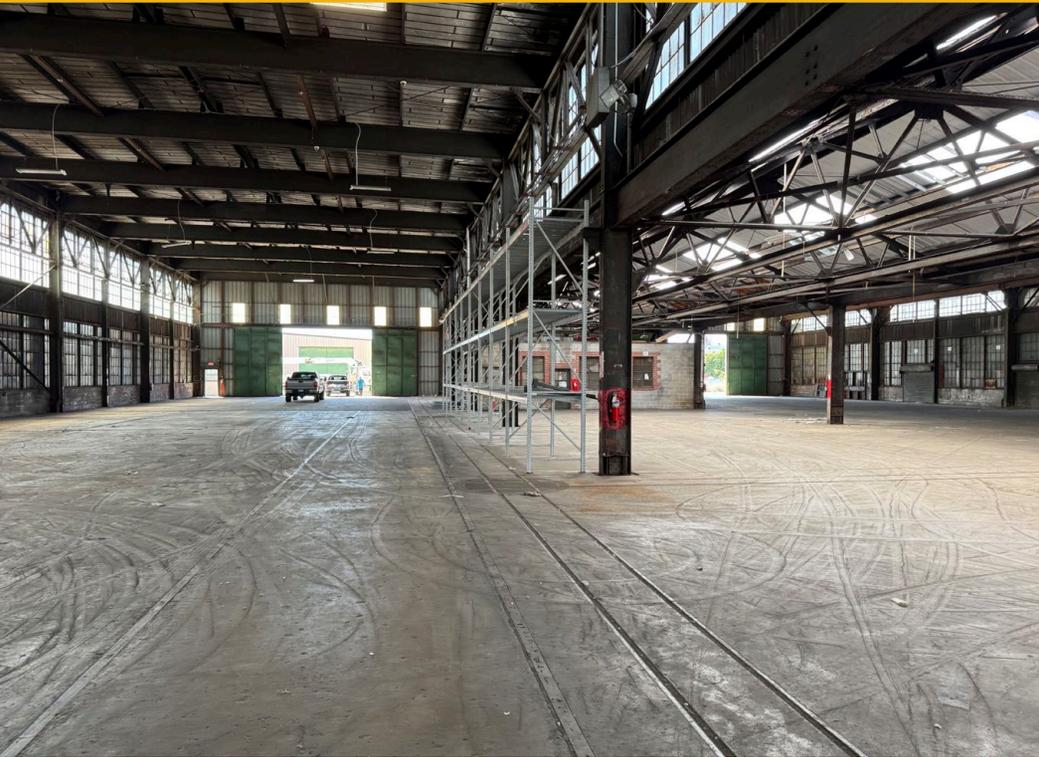
# OFFICE FLOOR PLAN



←←← PARKING LOT

*Drawing not to scale and should not be used for planning purposes. Any and all measurements should be verified in the field.*

# ADDITIONAL PHOTOS



# LOCAL BIRDSEYE



BALTIMORE



THE PARAMOUNT BALTIMORE



Hammerjacks  
CHECKERSPOT BREWINGS

Public Storage

HORSESHOE CASINO • BALTIMORE

DS  
PIPE & STEEL SUPPLY, LLC

Public Storage

U-STORE



ROYAL FARMS

SITE



BAYARD ST

RUSSELL ST

RIDGELY ST



BUSH ST



# TRADE AREA

## DRIVING DISTANCE TO:

**295** 0.3 MILES  
1 MIN. DRIVE

**95** 0.5 MILES  
2 MIN. DRIVE

**695** 3.7 MILES  
5 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
4.8 MILES  
9 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL  
Thurgood Marshall AIRPORT  
7.5 MILES  
9 MIN. DRIVE

**BALTIMORE, MD** 2.2 MILES  
7 MIN.

**WASHINGTON, DC** 36.5 MILES  
40 MIN.

**PHILADELPHIA, PA** 106.0 MILES  
1 HR. 40 MIN.

**RICHMOND, VA** 151.0 MILES  
2 HRS. 10 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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