



FOR LEASE

INDUSTRIAL BLDG. W/ OUTDOOR STORAGE

920 BRUNSWICK STREET | BALTIMORE, MARYLAND 21223



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

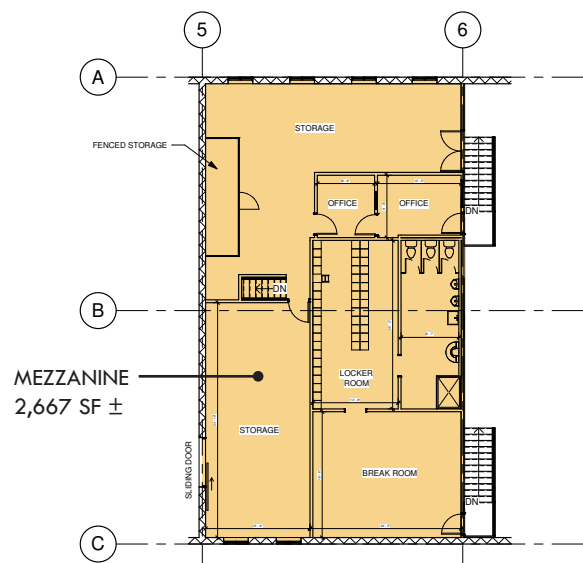
HIGHLIGHTS:

- 17,651 SF ± warehouse building on 3 acres ±
- Potential to subdivide:
 - » 8,106 SF ± with 6 drive-ins on 1.0 acre ±
 - » 9,550 SF ± with 8 drive-ins on 2.0 acres ±
- 14' x 14' drive-in doors with drive-thru capability
- Fenced, lit and paved lot
- On-site fueling station
- Close proximity to I-95, Downtown Baltimore and BWI Airport
- I-1 zoning permits outdoor storage by right

OPTION 1:	17,651 SF ± ON 3.0 AC ±
	14 DRIVE-INS
OPTION 2:	8,106 SF ± ON 1.0 AC ±
	6 DRIVE-INS
OPTION 3:	9,550 SF ± ON 2.0 AC ± (12,227 SF ± INCLUDING MEZZ.)
	8 DRIVE-INS
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)

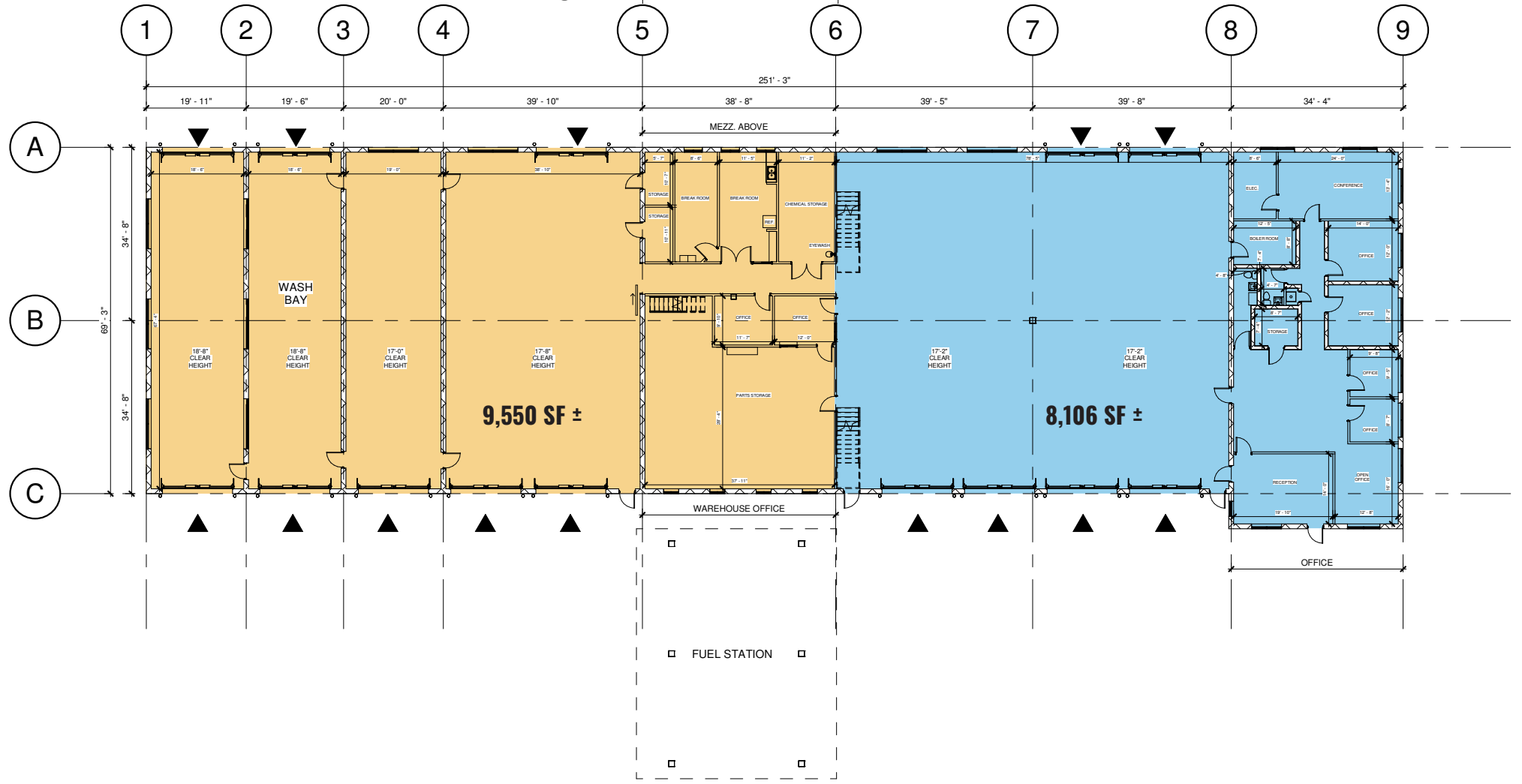


FLOOR PLAN



ENTIRE BUILDING:	17,651 SF ±
OPTION 2:	8,106 SF ±
OPTION 3:	9,550 SF ±

▲ 14' X 14' DRIVE-IN DOOR



PHOTOS

RECENT RENOVATIONS:

SITE WORK:

- Re-Seal Coat and Stripe (March 2025)
- Internal Fence Removal

MAIN OFFICE:

- New Flooring and Carpet
- New Ceiling Grid and Tiles
- All Walls Painted
- HVAC to be serviced and functional

WAREHOUSE:

- Warehouse floors to be re-surfaced and coated
- All overhead doors to be serviced and functional
- All Warehouse walls cleaned and painted

BUILDING:

- New roof replacement
- All Masonry to be repaired and re-pointed
- Windows to be replaced as needed



LOCAL BIRDSEYE



Quality Ethnic Foods Inc.
safety-bleen

CleanEDGE
O.Berk

FritoLay

ROYAL FARMS

Ascension Saint Agnes

INTERSTATE 95
A surface technologies
adiberts

DYNAMIC Collision Services

4myCITY

OnTrac

CASTLE
A STONE ISOLPLUS COMPANY

Aireco
MCELROY METAL
GabeTruck

SCATON AVE

BOND DISTRIBUTING

RPG
Railway Products Group

MERCUY PLASTICS
INCORPORATE

WELLS POINT
WHOLESALE MEATS
Quality Meats, Poultry and Game

SITE

WILKENS AVE

SIMS METAL

BRUNSWICK ST



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
1.8 MILES
5 MIN. DRIVE

295
2.5 MILES
8 MIN. DRIVE

INTERSTATE 695
3.2 MILES
8 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THUNDERBOLT AIRPORT
8.5 MILES
12 MIN. DRIVE

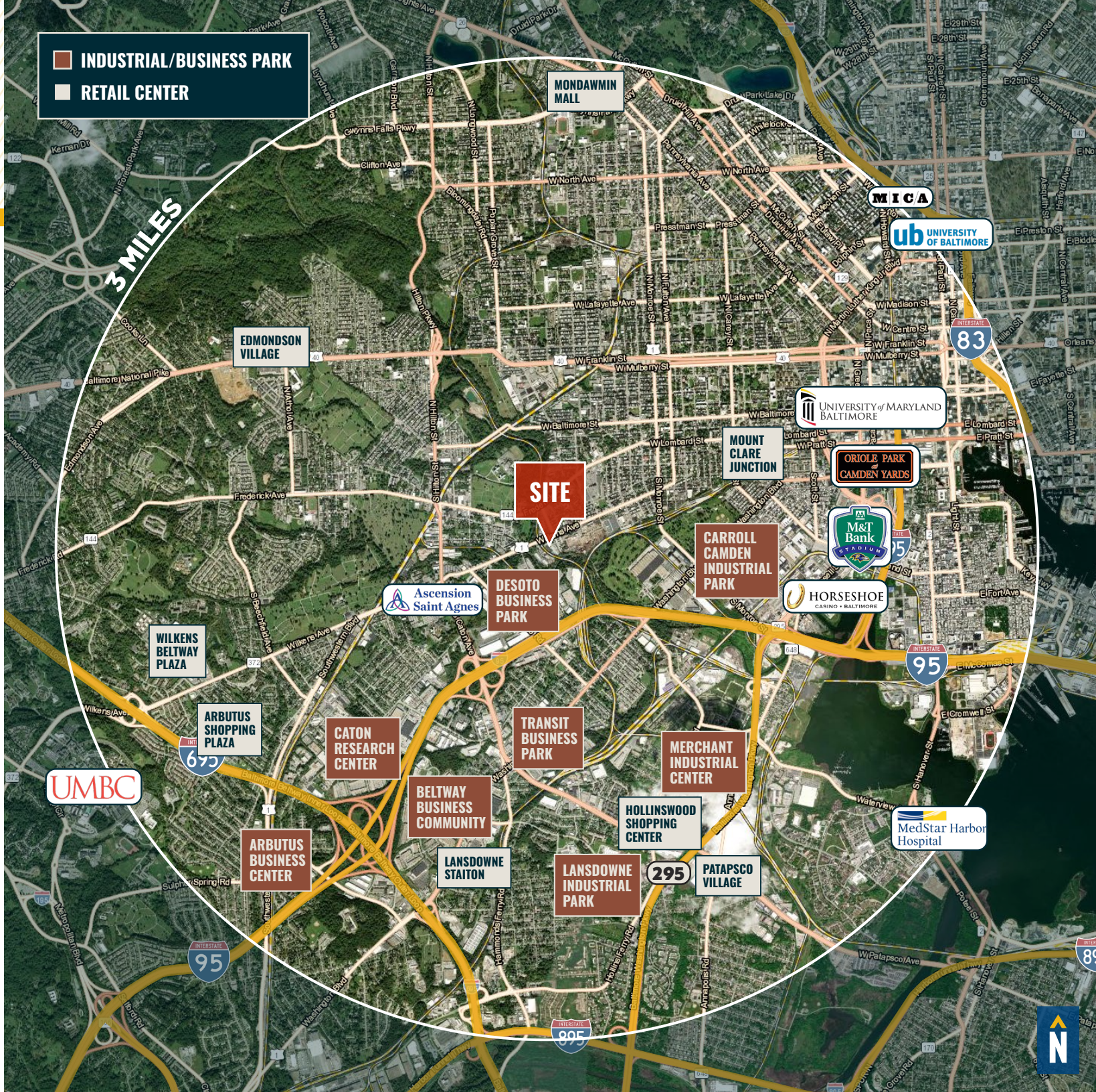
PORT OF BALTIMORE
1706
FELIX DELICH BENLEY
9.3 MILES
13 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD
3.9 MILES
13 MIN.

WASHINGTON, DC
38.0 MILES
57 MIN.

PHILADELPHIA, PA
108.0 MILES
1 HR. 45 MIN.

RICHMOND, VA
151.0 MILES
2 HRS. 30 MIN.



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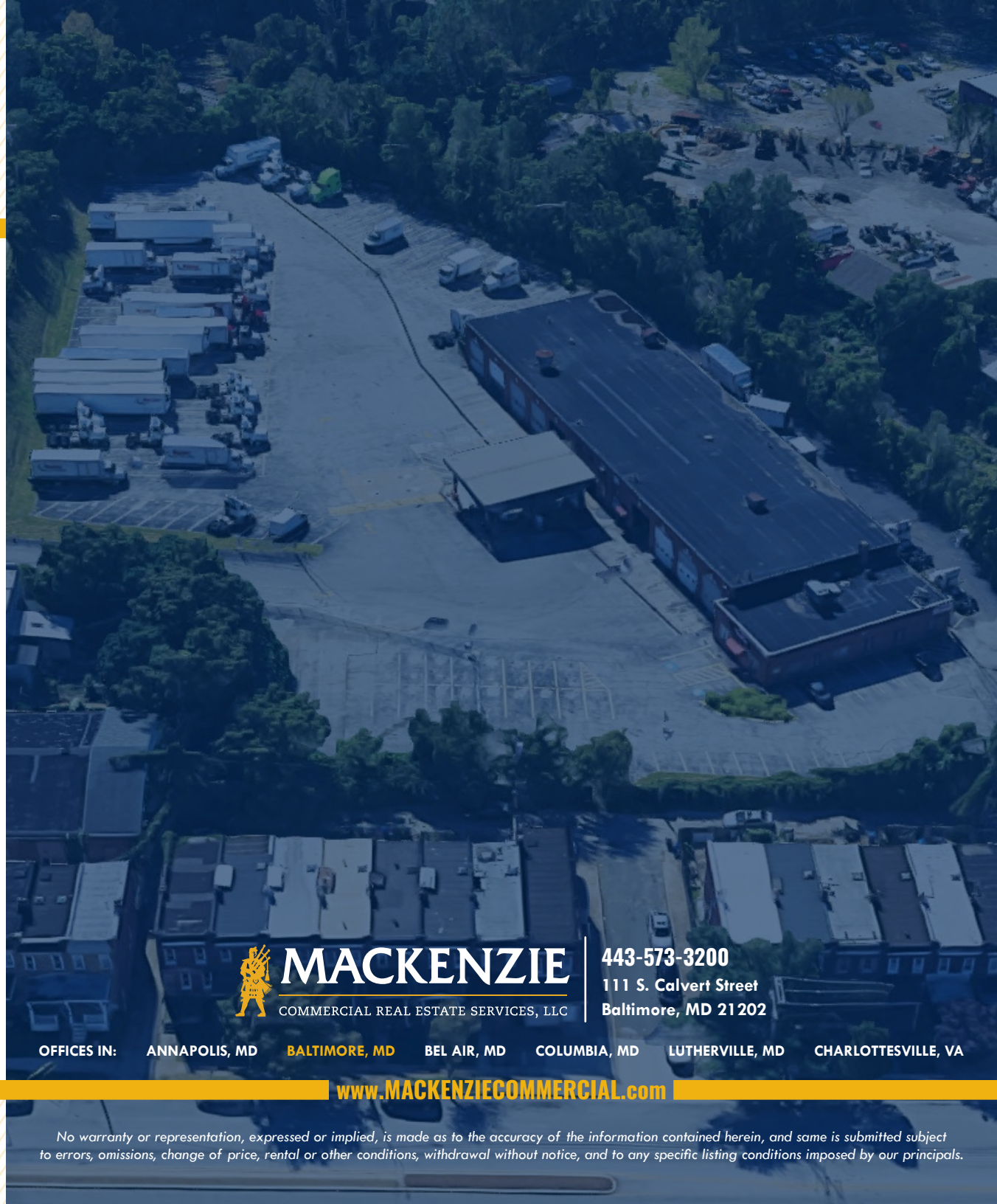
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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