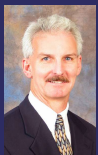


Multi-Tenant Warehouse Property | For Lease



# 5921 Moravia Park Drive

Baltimore, MD 21206



**Leo McDermott**

Senior Associate

📞 O: 202.744.6910  
✉️ [lmcdermott@troutdaniel.com](mailto:lmcdermott@troutdaniel.com)  
🌐 [www.troutdaniel.com](http://www.troutdaniel.com)



**Steven L. Cornblatt**

Principal

📞 O: 443.921.9331  
✉️ [scornblatt@troutdaniel.com](mailto:scornblatt@troutdaniel.com)  
🌐 [www.troutdaniel.com](http://www.troutdaniel.com)



## OFFERING SUMMARY

Available SF:	1,600 SF - 3,200 SF
Lease Term:	1 - 5 Years
Lease Rate:	\$12.75/ SF (Full Service)
Building Size:	38,562 SF
Lot Size:	2.98 Acres
Zoning:	C-4

## PROPERTY DESCRIPTION

Multi-tenant warehouse building for small contractors located in NE Baltimore near the I-895 & I-95 interchange. Each bay is 1,600 sf with one (10' w x 12' H) drive-in door, with a 14' ceiling height, gas-fired space heater, concrete slab floor, and restroom. 3 phase electric is available at the property, as well as each unit has a small office.

## LOCATION DESCRIPTION

Excellent location with easy access to major transportation routes throughout the Baltimore metro area, including I-95, I-895 and I-695. Regional companies will benefit from the close proximity to the Port of Baltimore, a key hub for shipping and global trade.



**Leo McDermott**  
Senior Associate

📞 O: 202.744.6910  
✉️ lmcdermott@troutdaniel.com  
🌐 www.troutdaniel.com



**Steven L. Cornblatt**  
Principal

📞 O: 443.921.9331  
✉️ scornblatt@troutdaniel.com  
🌐 www.troutdaniel.com

30 E. Padonia Road, Suite 504  
Timonium, MD 21093

Visit Us  
troutdaniel.com  
Call Us  
410.435.4004





DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,507	73,103	201,585
Total Population	17,598	183,161	472,448
Average HH Income	\$56,902	\$87,420	\$95,510



**Leo McDermott**  
Senior Associate

📞 O: 202.744.6910  
✉️ lmcdermott@troutdaniel.com  
🌐 www.troutdaniel.com



**Steven L. Cornblatt**  
Principal

📞 O: 443.921.9331  
✉️ scornblatt@troutdaniel.com  
🌐 www.troutdaniel.com

30 E. Padonia Road, Suite 504  
Timonium, MD 21093

Visit Us  
troutdaniel.com  
Call Us  
410.435.4004

