



FOR **LEASE**

WAREHOUSE BUILDING W/ OUTSIDE STORAGE

4101 CURTIS AVENUE | BALTIMORE, MARYLAND 21226

53,000 SF ± AVAILABLE

1.0 AC ± OUTDOOR STORAGE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 53,000 SF ± warehouse space; 1.0 Ac ± of IOS
- Ample fenced, gated and lit outside storage
- Rail possible
- Minutes from I-695, I-895, I-97
- Minutes from Fairfield Marine Terminal and just north of the new Southside Logistics Center
- Located in an Opportunity Zone

AVAILABLE:	53,000 SF ±
IOS:	1.0 ACRE ±
CEILING HEIGHT:	16'-24' ±
LOADING:	4 DRIVE-INS (12' x 14') DOCK LOADING CAN BE ADDED
SPRINKLER:	DRY
RENTAL RATE:	\$5.00 PSF, NNN
OP EX:	\$0.95 PSF (CAM IS SELF-MANAGED)



AERIAL



LEASED

1.0 AC ± OUTDOOR STORAGE

FENCED,
GATED AND LIT
OUTSIDE
STORAGE

LEASED

53,000 SF ±
AVAILABLE

4221

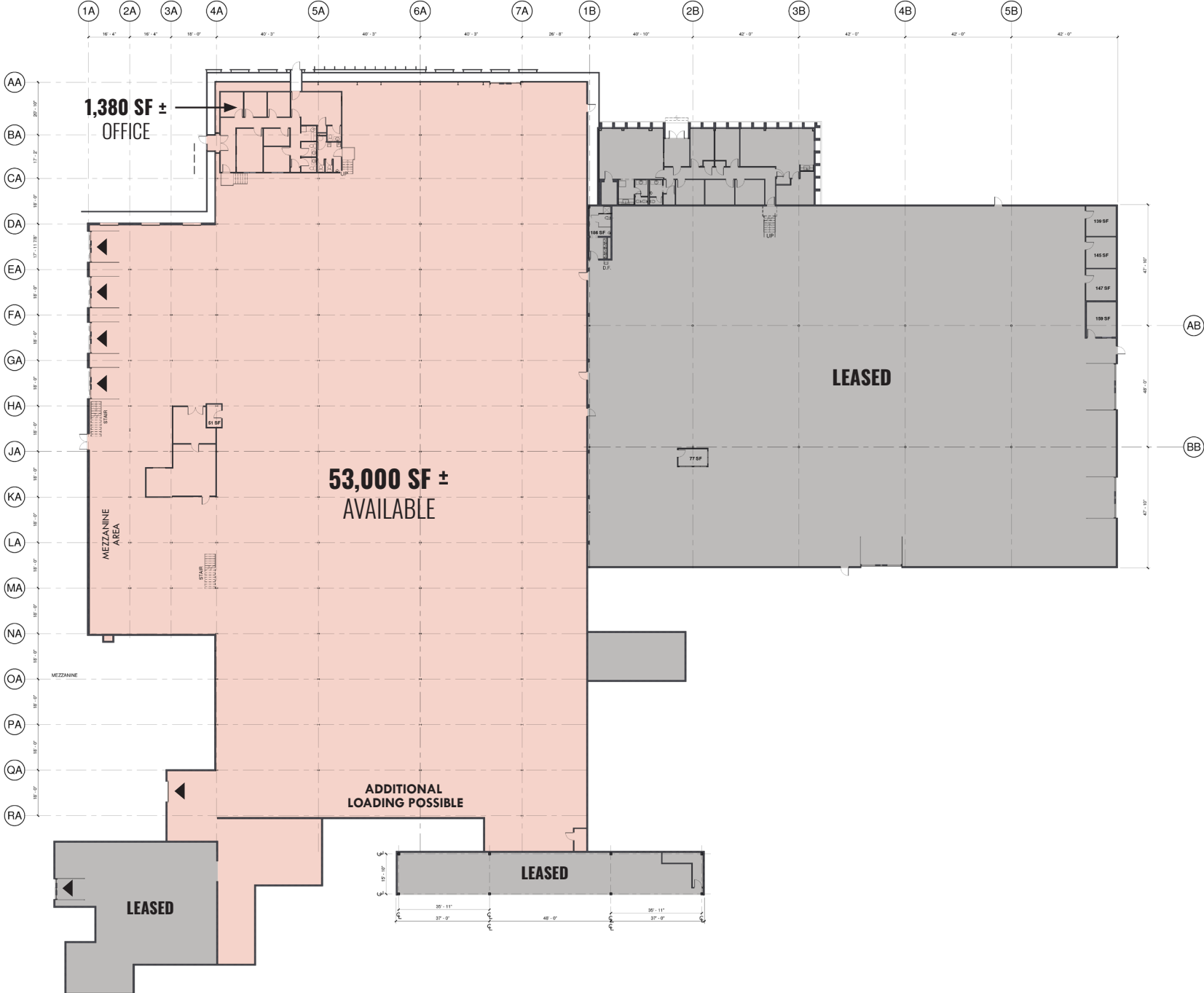
LEASED

173

CURTIS AVE



BUILDING PLAN



LOCAL BIRDSEYE



BALTIMORE

PATAPSCO RIVER

FAIRFIELD MARINE TERMINAL

SH BELCO
HANDLING WITH CARE - LME APPROVED

CHESAPEAKE LOGISTICS CENTER



SOUTHSIDE LOGISTICS CENTER



SITE

[..CSX..]



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 895
1.3 MILES
4 MIN. DRIVE

INTERSTATE 695
3.2 MILES
9 MIN. DRIVE

INTERSTATE 95
4.1 MILES
10 MIN. DRIVE

PORT OF BALTIMORE
1.6 MILES
4 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)
Helen Delich Beutler
1706

BWI
BALTIMORE-WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
10.2 MILES
14 MIN. DRIVE

BALTIMORE, MD
6.6 MILES
20 MIN.

WASHINGTON, DC
41.4 MILES
1 HR. 10 MIN.

PHILADELPHIA, PA
103.0 MILES
1 HR. 50 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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