

# 1900 Brand Avenue

BALTIMORE | MD

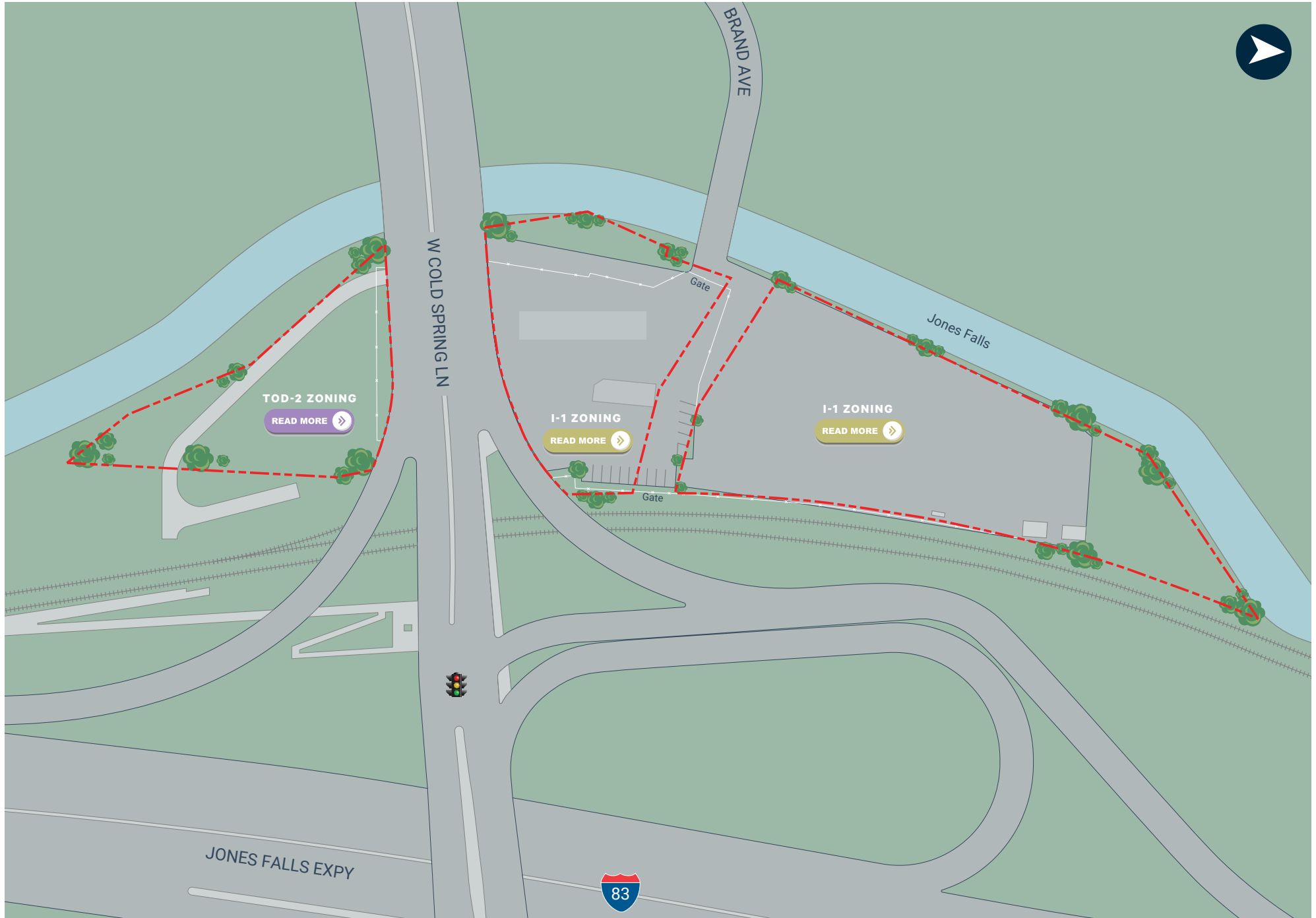
1900 Brand  
Avenue

## INVESTMENT SNAPSHOT:

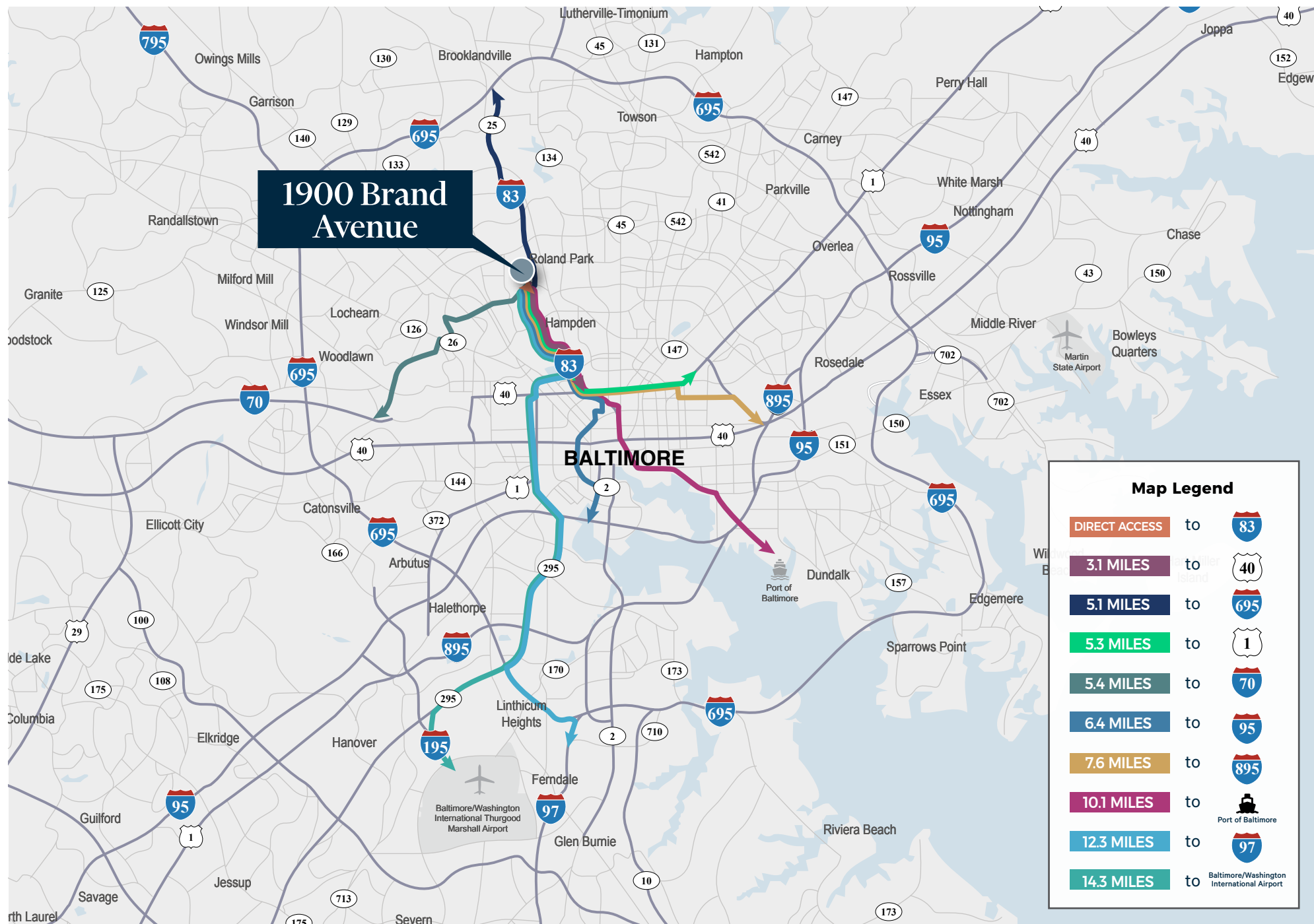
- Former food manufacturing facility
- Factory shuttered and cleared in 2024
- Corporate seller
- Adjacent to Light Rail station at Cold Spring Lane
- Land constrained and parking constrained area
- Immediate access to I-83
- Zoning allows for parking, outside storage and industrial uses



## SITE PLAN



## LOCAL MAP | ACCESS





## MARKET AERIAL





## ZONING SUMMARY

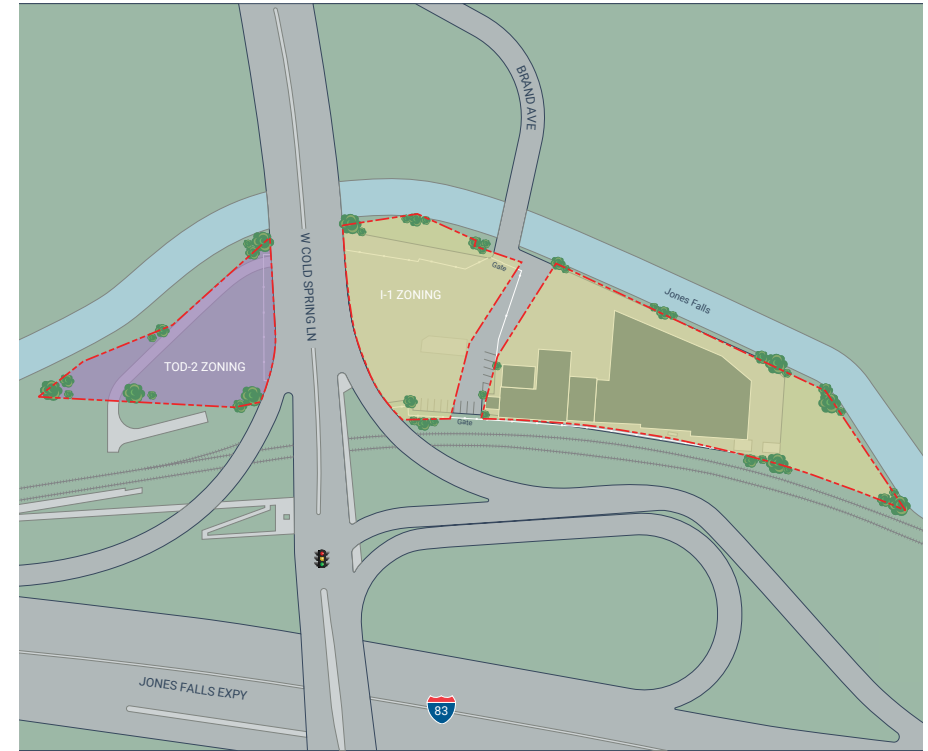
### NORTH OF W COLD SPRING LANE: I-1 | LIGHT INDUSTRIAL DISTRICT

#### PURPOSE:

The purpose of the Light Industrial District is to provide for a wide variety of light manufacturing fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly type manufacturing, with little to no outside impacts.

**PERMITTED USES [1]:** Freight Terminal, Truck Stop, Truck Terminal, Truck Repair, Motor Vehicle Operations Facility, Warehouse, Wholesale Goods, Light Industrial, Light Food Processing, R&D Facility, Vocational Educational Facility, Government Facility, Outdoor Storage Yard, Parking Garage or Lot, Car Wash, Boat Manufacturing/Repair/Sales, Contractor Storage Yard

**CONDITIONAL USES [1]:** Heavy Sales/Rental/Service, Restaurant, Fuel Station, Motor Vehicle Services, Professional Services Establishment, Dwelling: Live-Work, Retail Goods Establishment, Utilities



### SOUTH OF W COLD SPRING LANE: TOD - 2 | TRANSIT-ORIENTED DEVELOPMENT DISTRICT

#### PURPOSE:

The purpose of TOD Transit-Oriented Development Zoning Districts is to encourage the location of uses and forms of development conducive to increased transit usage. These Districts are intended to promote new, well-integrated residential and commercial development around transit stations, to ensure that new development occurs in the form of compatible, higher density, transit-friendly design in close proximity to transit systems, to encourage a pedestrian-orientation in new development, to decrease reliance on motor vehicles by increasing transit uses, and to encourage a mix of buildings and activities that provides settings for social interaction and active community life.

**PERMITTED USES [1]:** Financial Institution, Health-Care Clinic, Health and Fitness Center, Primary/Secondary/Post-Secondary/Vocational Educational Facility, Hotel/Motel, Office, Restaurant, Dwelling (Above Non-Residential Ground Floor), Dwelling: Rowhouse, Dwelling: Multi-Family, Residential-Care Facility (16 or Fewer Residents), Professional Services Establishment, Retail Goods Establishment

**CONDITIONAL USES [1]:** Government Facility, Residential-Care Facility (17 or More Residents), Cultural Facility, Banquet Hall, Parking Garage/Lot, Utilities Goods Establishment, Utilities

## ZONING SUMMARY (CONTINUED)

### BULK AND YARD REQUIREMENTS

	I-1 Light Industrial	TOD-2 Transit-Oriented District
<b>Minimum Lot Area:</b>	10,000 square feet	None
<b>Maximum Building Height:</b>	60 feet	60 feet and no more than 5 stories [2]
<b>Minimum Building Height:</b>	-	24 feet and no less than 2 stories
<b>Minimum Front Yard:</b>	10 feet	None required
<b>Maximum Front Yard:</b>	-	5 feet [3]
<b>Minimum Interior-Side Yard:</b>	None	None
<b>Minimum Corner-Side Yard:</b>	10 feet	None
<b>Minimum Rear Yard:</b>	None	-
<b>Maximum Rear Yard</b>	-	15 feet
<b>Buffer Yard Requirement:</b>	Where the landscape manual requires a landscaped buffer yard between an industrial use and non-industrial use, that buffer yard must be provided by the more recent use	-

[1] A select set of permitted and conditional uses are represented above. Some are subject to use standards.

[2] Higher height up to 100 feet may be allowed as a conditional use

[3] May be increased to the extent needed to accommodate a courtyard, plaza, or seating area adjacent to the public street

The Baltimore City comprehensive I-1 district regulations and ordinances can be found [here](#).  
The Baltimore City comprehensive TOD-2 district regulations and ordinances can be found [here](#).

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