



# INDUSTRIAL WAREHOUSE

6001 ERDMAN AVENUE | BALTIMORE, MARYLAND 21205

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 50,995 SF ± industrial/warehouse building situated on 2.4 acres ± (paved)
- Hard to find industrial building with dock and drive-in loading
- New 120/240v 800 amp split service with 200 amps 120/240v 3 phase power
- Newly updated wet sprinkler system
- Superior access to I-95, I-895 and I-695
- Close proximity to the Port of Baltimore (4 miles) and Downtown

**BUILDING SIZE:** 50,995 SF ±

**LOT SIZE:** 2.4 ACRES ±

**DOCKS:** 4 (FRONT)

**DRIVE-INS:** 2 (OVERSIZED, REAR)

**ZONING:** I-2 (GENERAL INDUSTRIAL DISTRICT)

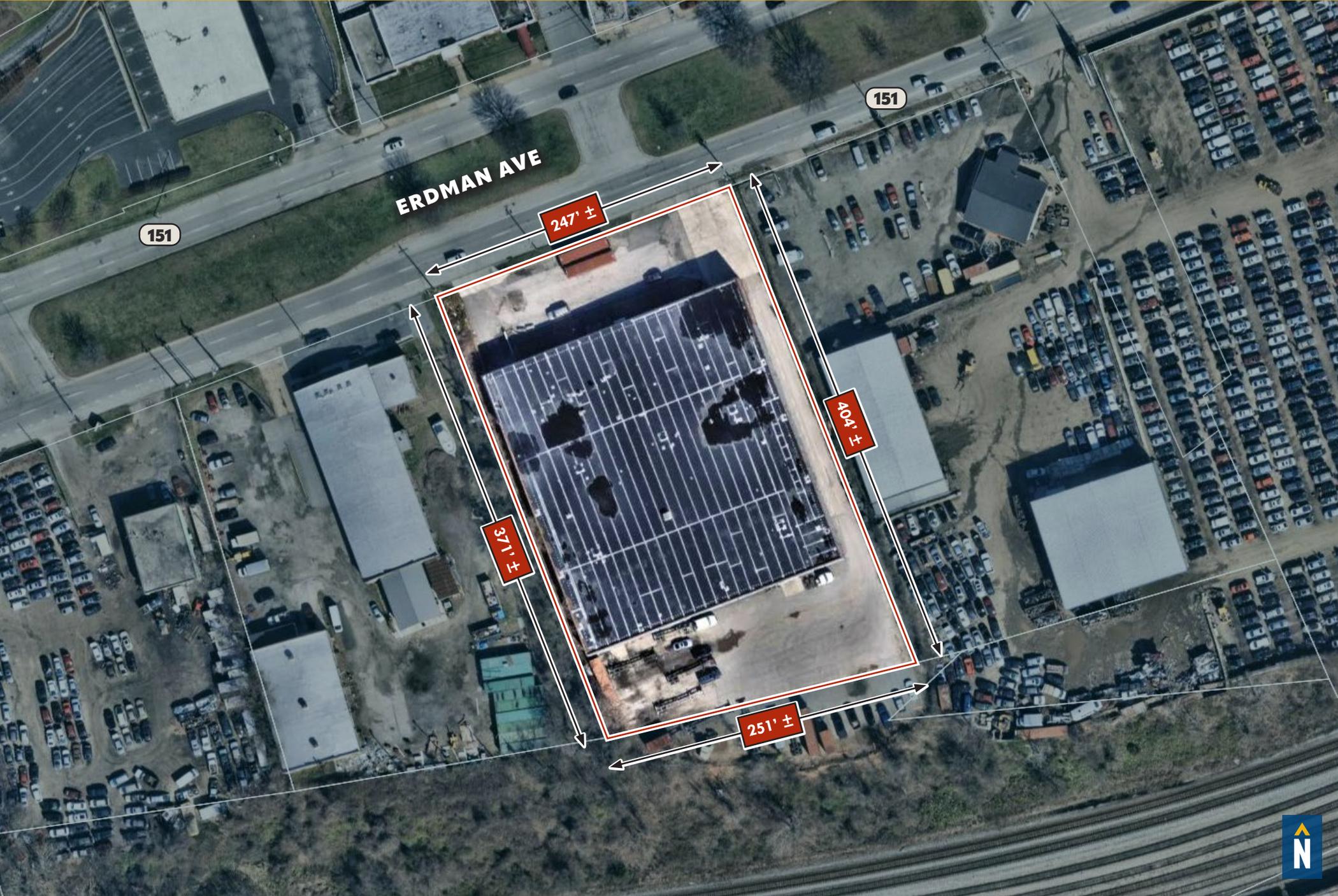
**SALE PRICE:** **NEGOTIABLE**



GOOGLE STREET VIEW

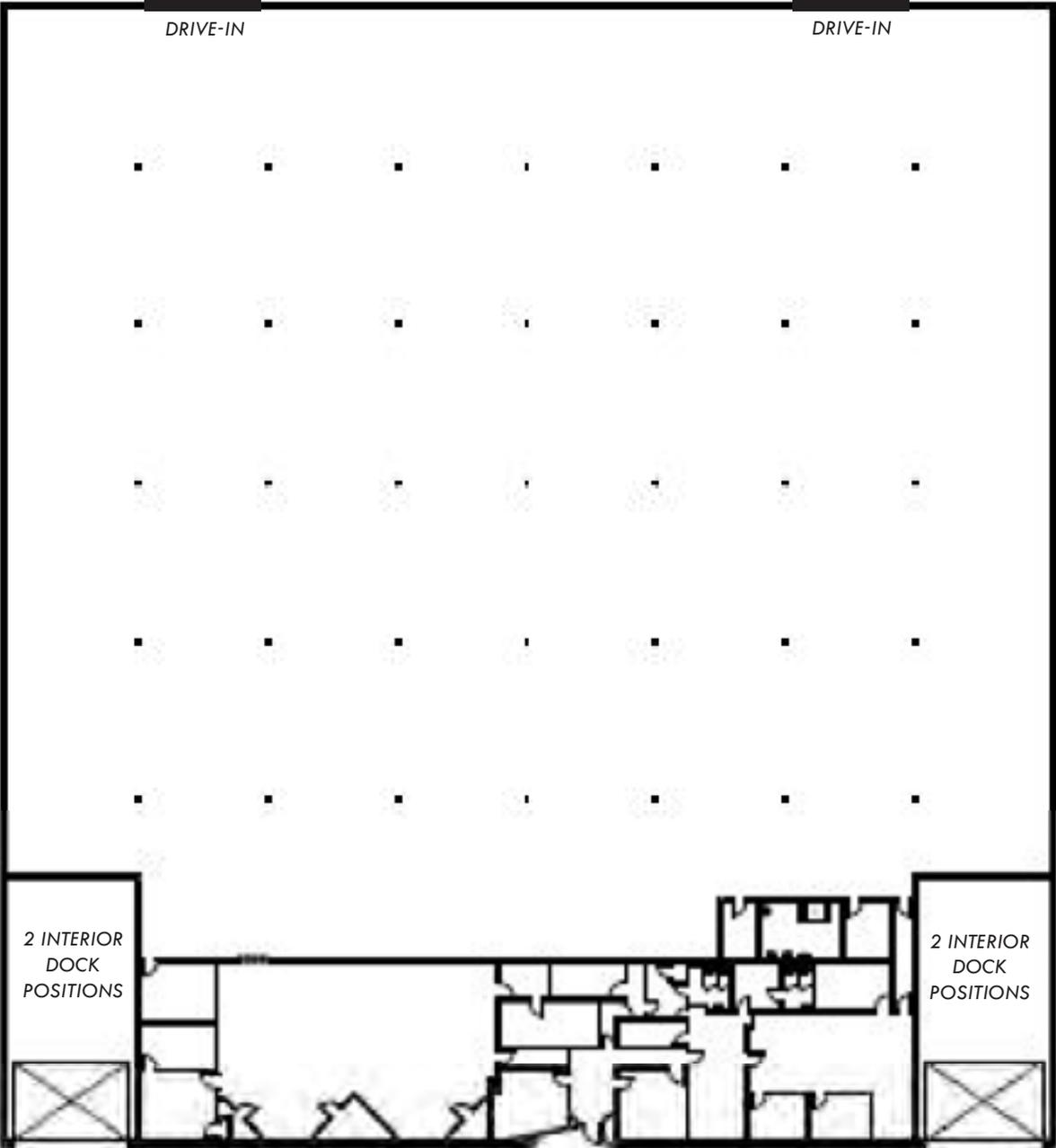


# AERIAL / PARCEL OUTLINE



# FLOOR PLAN

Not to scale.  
Changes have been made.



# PHOTOS



# LOCAL BIRDSEYE

BALTIMORE

NATIONAL LUMBER CO.

INTERSTATE 895

HARBOUR SIGN & GRAPHICS, LTD.

151

CRAZY RAY'S

SITE

M.D.T. MARYLAND DEPARTMENT OF TRANSPORTATION

ERDMAN AVE

CRAZY RAY'S

151



# TRADE AREA

## DRIVING DISTANCE TO:

 0.2 MILES  
1 MIN. DRIVE

 1.5 MILES  
4 MIN. DRIVE

 2.3 MILES  
5 MIN. DRIVE

 5.6 MILES  
11 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

 14.3 MILES  
18 MIN. DRIVE

**BALTIMORE, MD** 4.3 MILES  
15 MIN.

**WASHINGTON, DC** 43.2 MILES  
1 HR. 10 MIN.

**PHILADELPHIA, PA** 97.9 MILES  
1 HR. 31 MIN.

**RICHMOND, VA** 159.0 MILES  
2 HRS. 40 MIN.



# FOR MORE INFO CONTACT:



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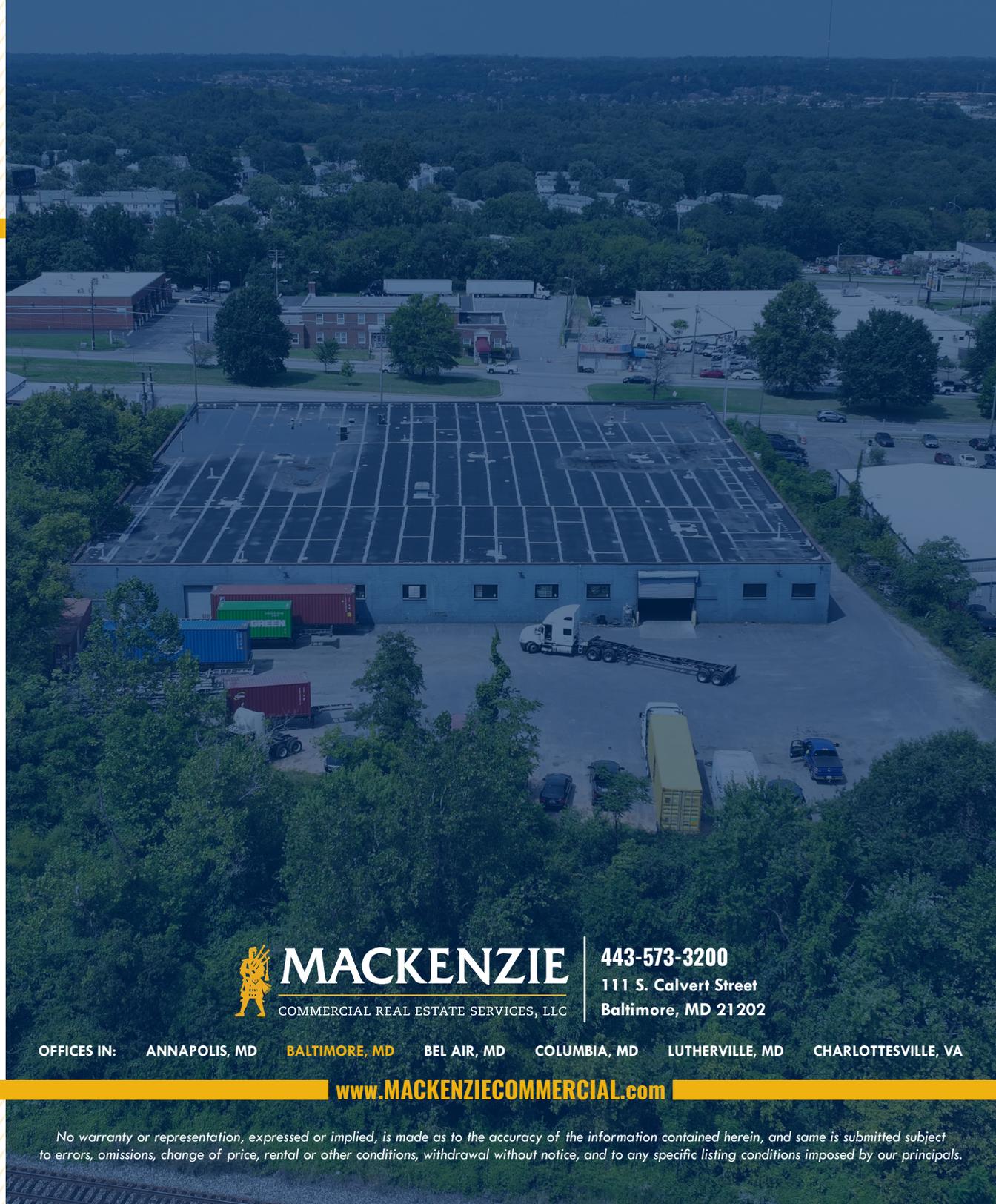
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