3030 Waterview Ave, Baltimore, MD, 21230

AVAILABLE FOR LEASE
40,000 - 246,635 SF

ELIGIBLE
ENTERPRISE ZONE BENEFITS
FOREIGN TRADE ZONE
(FTZ)

TOD-4 ZONING

WATERVIEW COMMERCE CENTER

JLL BALTIMORE INDUSTRIAL

Ben Meisels
443 451 2614
ben.meisels@jll.com

Greg Ferraro
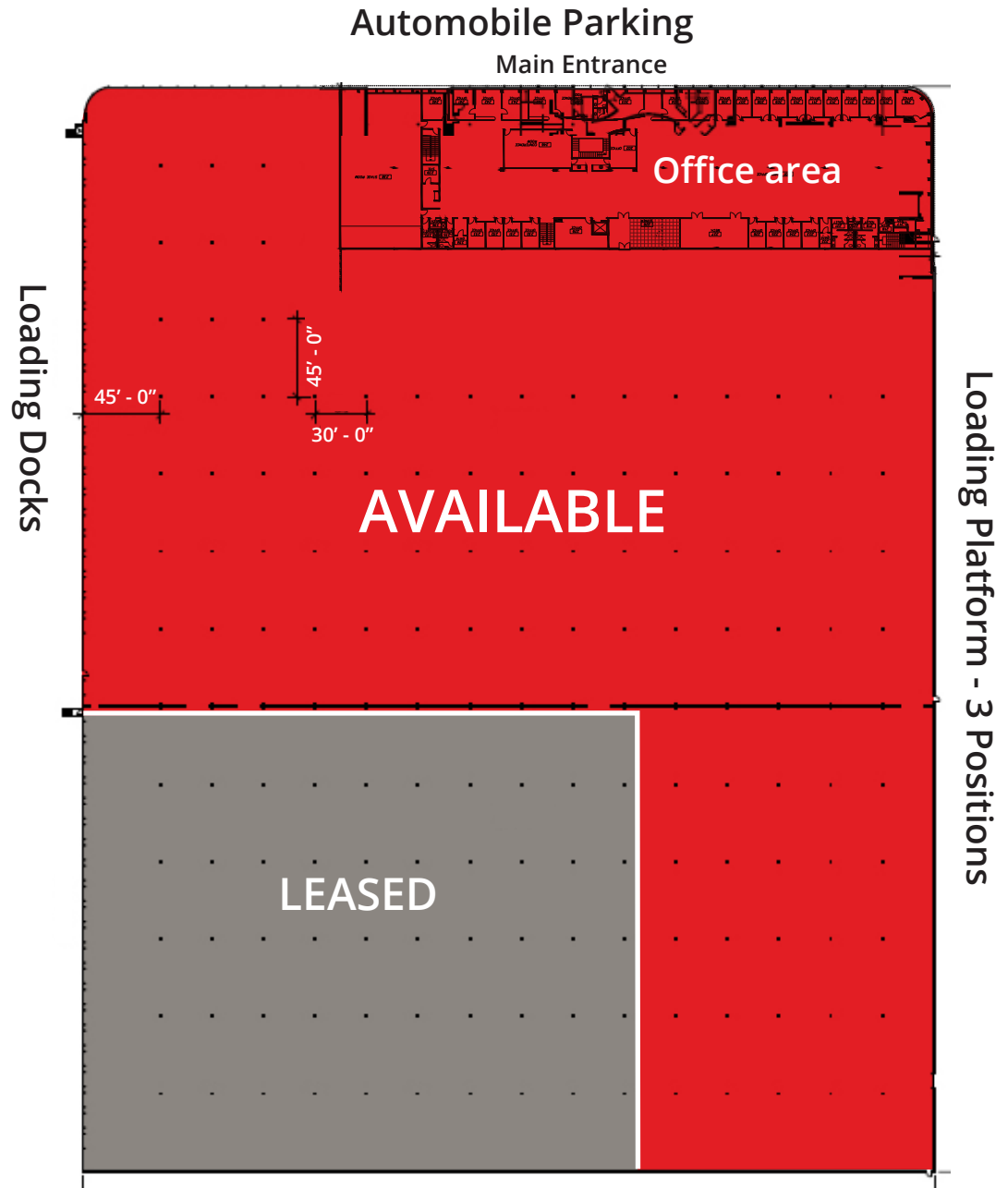443 451 2618
greg.ferraro@jll.com

Rob Maddux
443 931 3353
rob.maddux@jll.com

Heavy Power
(3000 amps of 277/480 volt 3 phase 4 wire)

- Conditioned warehouse
- 40,000 - 246,635 SF
- 30,000 - 60,000 SF of existing office
- 32' clear ceiling height
- One drive-in door
- 30 dock high loading doors
- Secure truck court
- 40'x30' columns
- 300+ car parking spaces
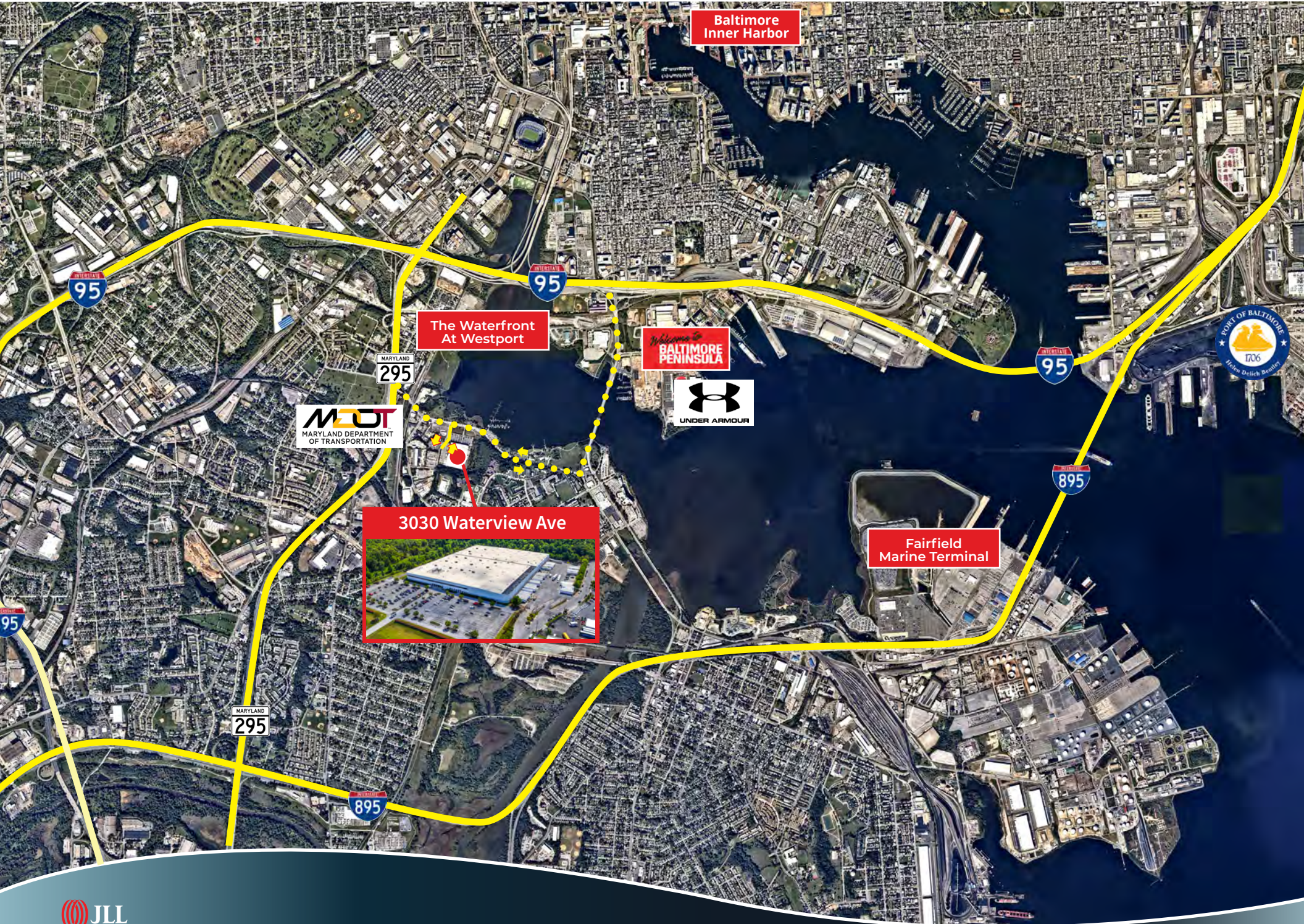- Trailer Parking
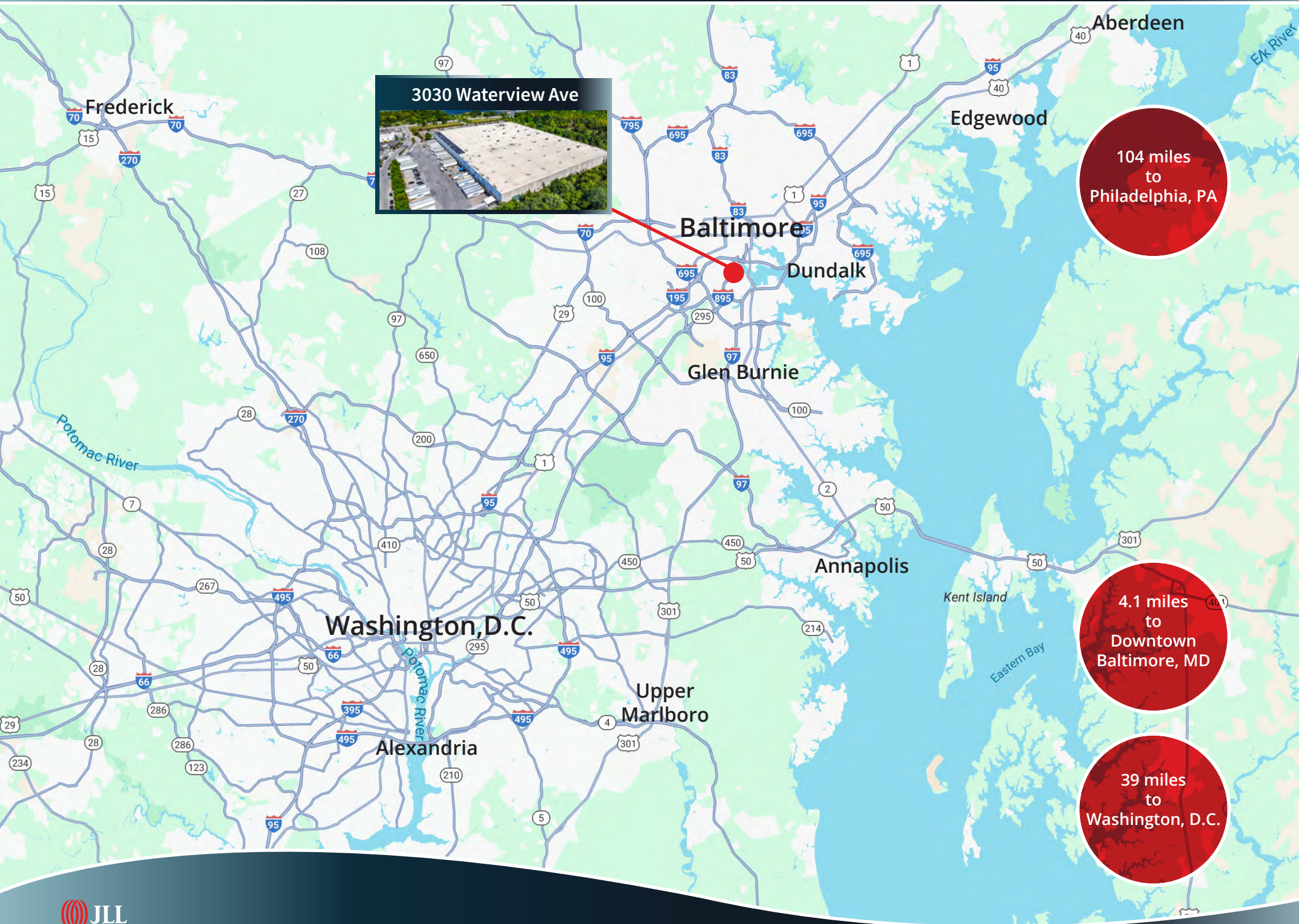- Access to public transportation

TOD-4 Zoning

Encourages development conducive to increased transit usage. TOD-4 is employed in areas around existing and anticipated transit stations."

Automobile Parking

Main Entrance

Office area

Loading Docks

Loading Platform - 3 Positions

45' - 0"

45' - 0"

30' - 0"

AVAILABLE

LEASED

JLL

Baltimore
Inner Harbor

BALTIMORE
PENINSULA

MARYLAND 295

INTERSTATE 95

Future
Mixed Use Development
One Wesport

Middle Branch
Marina

Waterview Ave

Cherry Hill St

Erick St

Automobile Parking

AVAILABLE

Loading Platform

Loading Docks

LEASED

LEASED

JLL

AVAILABLE

POTENTIAL FOR BUILDING OR TRUCK COURT EXPANSION

Baltimore
Inner Harbor

The Waterfront
At Westport

Welcome to
BALTIMORE
PENINSULA

UNDER ARMOUR

PORT OF BALTIMORE
1706
Helen Delich Bentler

MARYLAND 295

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

INTERSTATE 95

INTERSTATE 895

3030 Waterview Ave

Fairfield
Marine Terminal

MARYLAND 295

INTERSTATE 895

JLL

3030 Waterview Ave

Aberdeen

Frederick

Edgewood

Baltimore

Dundalk

104 miles to Philadelphia, PA

Glen Burnie

Annapolis

Kent Island

Eastern Bay

4.1 miles to Downtown Baltimore, MD

Washington, D.C.

Upper Marlboro

Alexandria

39 miles to Washington, D.C.

Potomac River

JLL

FOR MORE INFORMATION, PLEASE CONTACT:

CONTINENTAL REALTY CORPORATION

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