

Contractor's Yard  
Heavy Industrial, Zoned W3

**FOR LEASE**

**ADJACENT PARCEL ALSO  
AVAILABLE FOR LEASE**

**6924**

**FORT SMALLWOOD RD.**  
CURTIS BAY, MD



[www.RossoCRE.com](http://www.RossoCRE.com)

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**



# 6924

## FORT SMALLWOOD RD.

CURTIS BAY, MD

### PROPERTY HIGHLIGHTS:

- 1.65 acres +/- of W3 heavy industrial land with existing office and outdoor yard space
  - Approx. 2,000 SF +/- Office
  - 1,000 SF +/- Garage
  - Fenced and Gated with security
- Ability to lease adjacent lot (approx. 1 acre +/-), totaling approx. 2.65 acres +/-
- Ideally suited for contractor, parking of Trucks and Semis, & outdoor yard/storage space
- Within 1 mile of I-695 & 6 miles from the Port of Baltimore
- Call Broker for Pricing





# PROPERTY OVERVIEW



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.



# LOCATION OVERVIEW



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# AREA OVERVIEW



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