

FOR LEASE

 Baltimore City, Maryland

**30,000
SF ± AVAIL.**

**DIVISIBLE
DOWN TO
10K SF ±**

INDUSTRIAL SERVICE BUILDING

2200 VAN DEMAN STREET | BALTIMORE, MD 21224

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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INDUSTRIAL SERVICE BUILDING

2200 VAN DEMAN STREET | BALTIMORE, MARYLAND 21224

BUILDING SIZE

38,400 sf ±

AVAILABLE

30,000 sf ±

DIVISIBLE DOWN TO 10,000 SF ±

RENTAL RATE

\$10.50 psf, NNN

ZONING

I-2 (General Industrial District)

CEILING HEIGHT

28' clear ±

LOADING

(9) drive-in doors (10' w x 12' h)

ELECTRIC

277/480v 3ph

COLUMN SPACING

40' x 40' ±

EST. OPERATING EXPENSES

\$2.30 PSF

HIGHLIGHTS

- ▶ Industrial service building
- ▶ Located within the Fort Holabird Industrial Park
- ▶ Excellent access to I-95
- ▶ Located near Seagirt and Dundalk Marine Terminals

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DIVISIBLE DOWN TO 10K SF ±

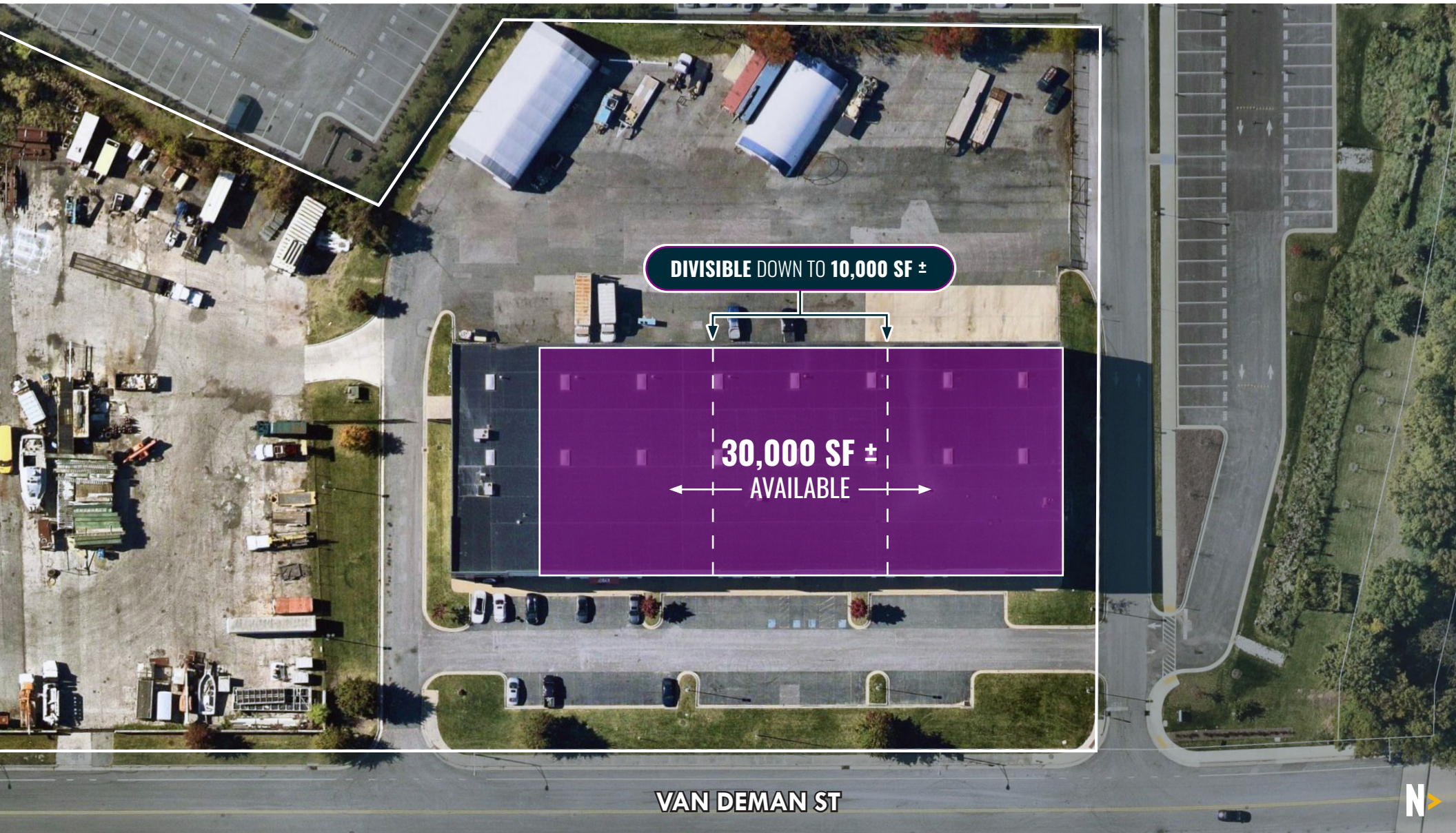


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AERIAL

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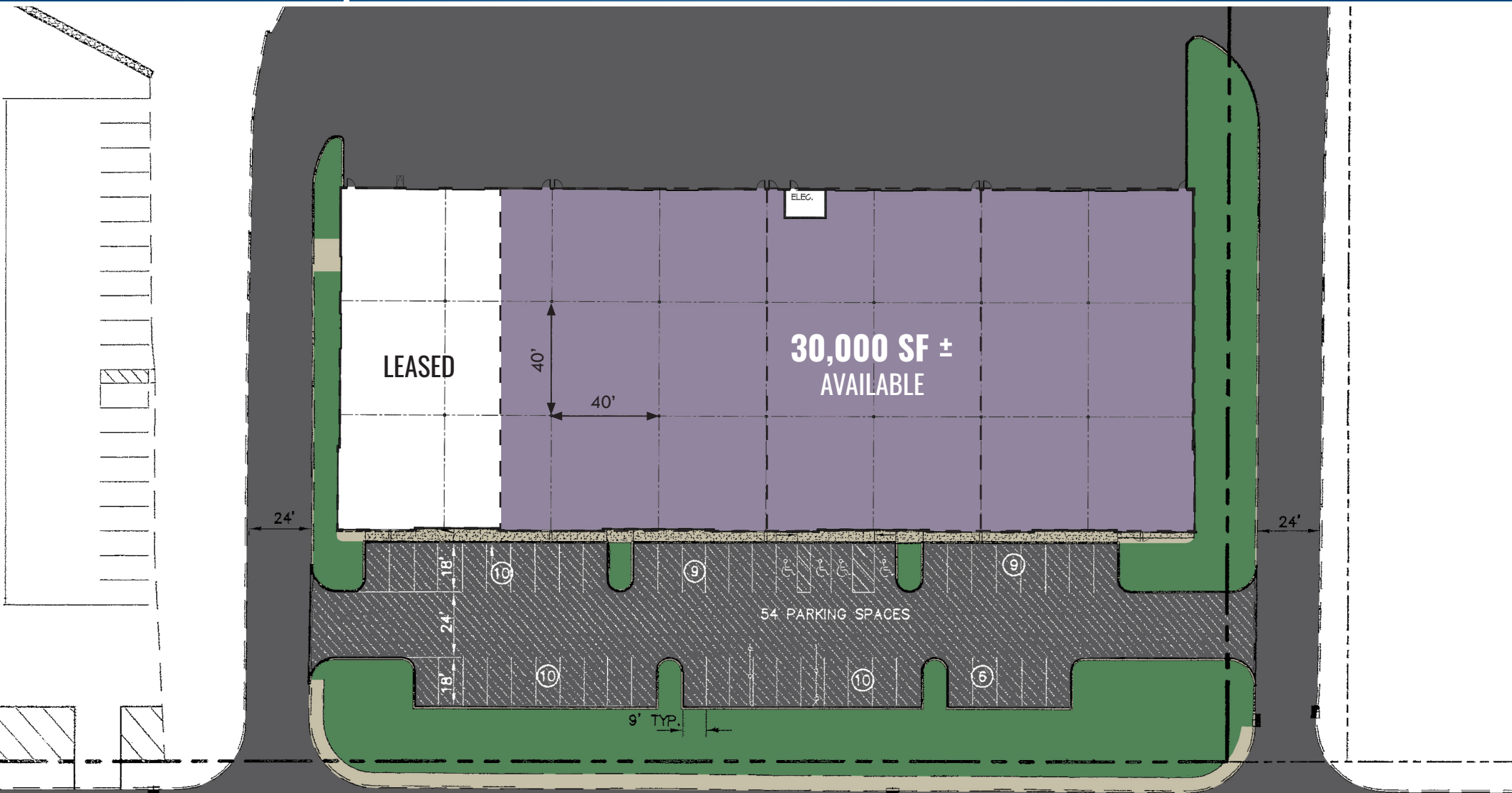


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SURVEY/FLOOR PLAN

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LOCAL BIRDSEYE

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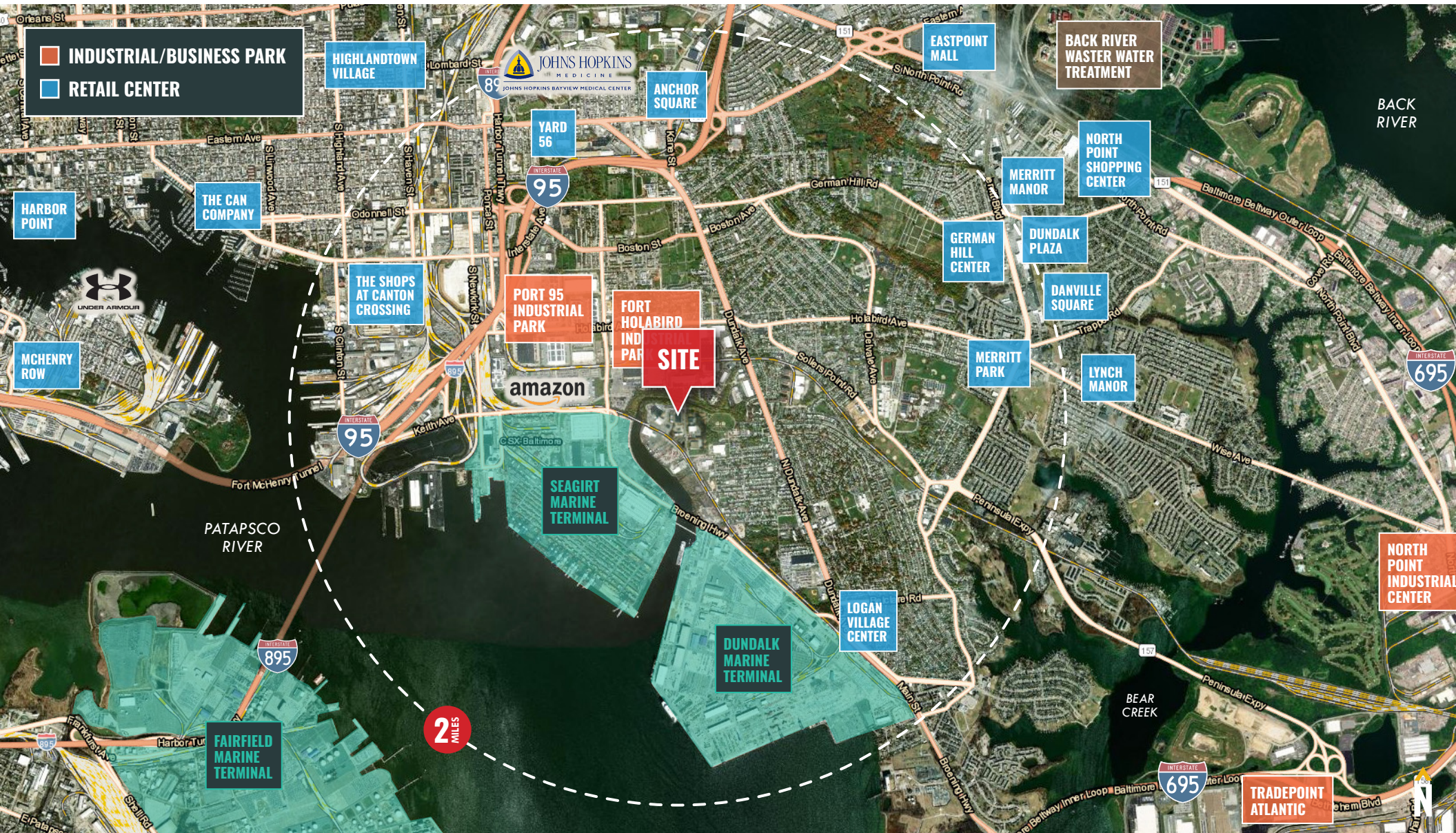


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TRADE AREA

2200 VAN DEMAN STREET | BALTIMORE, MARYLAND 21224



FOR LEASE



Baltimore City, Maryland

LOCATION

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DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	8.7	20 MIN.
WASHINGTON, DC	43.3	1 HR. 10 MIN.
PHILADELPHIA, PA	100.0	1 HR. 46 MIN.
RICHMOND, VA	153.0	3 HRS. 2 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
DUNDALK MARINE TERMINAL	0.9	3 MIN.
SEAGIRT MARINE TERMINAL	1.8	7 MIN.
FAIRFIELD MARINE TERMINAL	7.4	16 MIN.
BWI AIRPORT	14.6	21 MIN.



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