



WAREHOUSE PROPERTY

2331-2339 WASHINGTON BOULEVARD | BALTIMORE, MARYLAND 21230

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Total Building Area: 62,400 SF ±
- Total Available: 40,800 SF ±
 - » Office: 3,600 SF ± on 2 levels
 - » Showroom: 4,800 SF ±
- One (1) 12' w x 14' h at-grade drive in door
- Superior access to Route 1, I-95, I-295, Downtown Baltimore and the Port of Baltimore
- Fenced and paved yard, with ample area for parking and outdoor storage
- Dedicated backlit pylon sign on Washington Blvd
- Within Empowerment and State Enterprise Zones



BUILDING SIZE: 62,400 SF ±

AVAILABLE: 40,800 SF ±

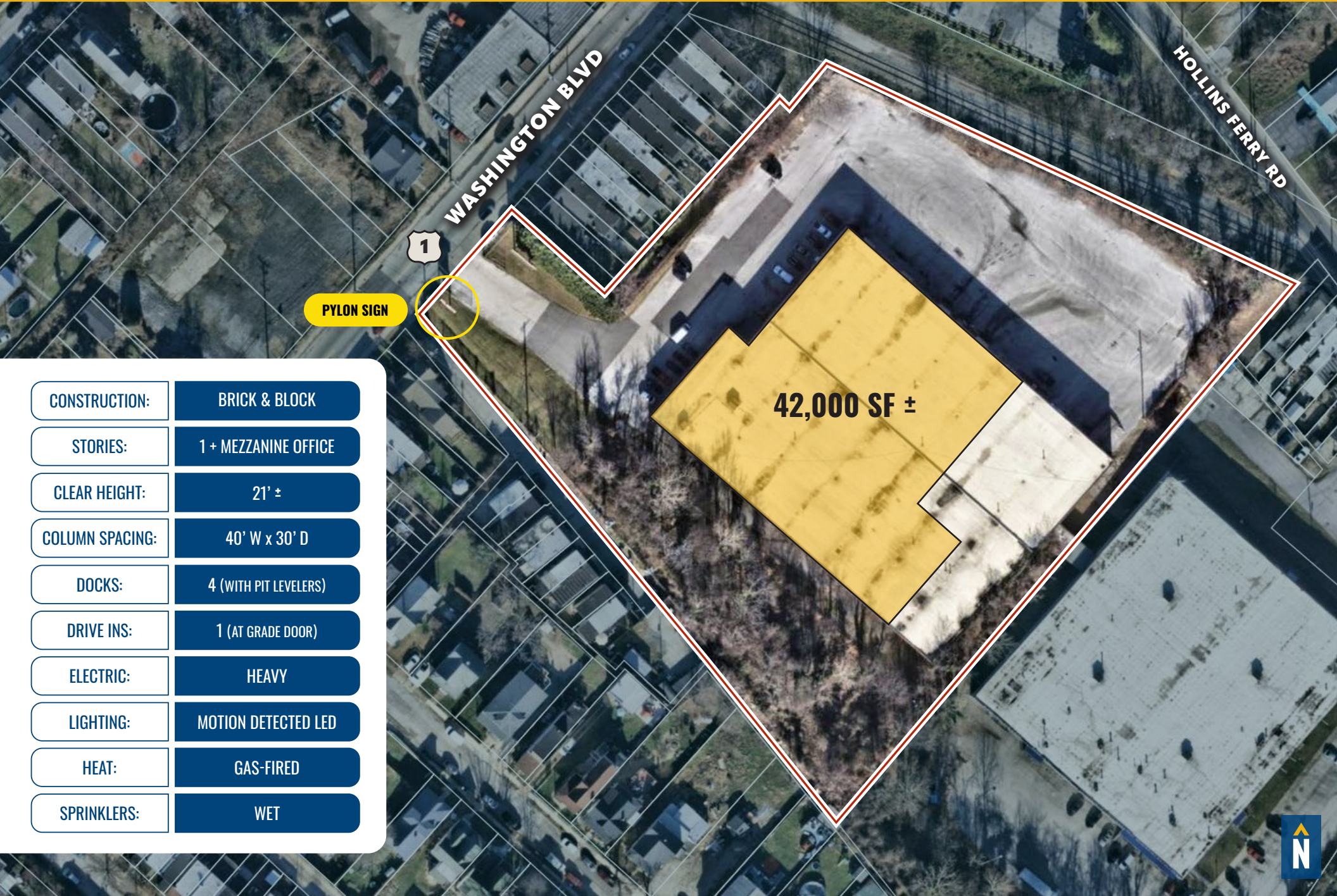
LOT SIZE: 4.709 ACRES ±

LOADING: 4 DOCKS / 1 DRIVE INS

ZONING: I-1 (LIGHT INDUSTRIAL DISTRICT)

RENTAL RATE: \$7.95 PSF, NNN

AERIAL / BUILDING SPECS



PYLON SIGN

CONSTRUCTION: BRICK & BLOCK

STORIES: 1 + MEZZANINE OFFICE

CLEAR HEIGHT: 21' ±

COLUMN SPACING: 40' W x 30' D

DOCKS: 4 (WITH PIT LEVELERS)

DRIVE INS: 1 (AT GRADE DOOR)

ELECTRIC: HEAVY

LIGHTING: MOTION DETECTED LED

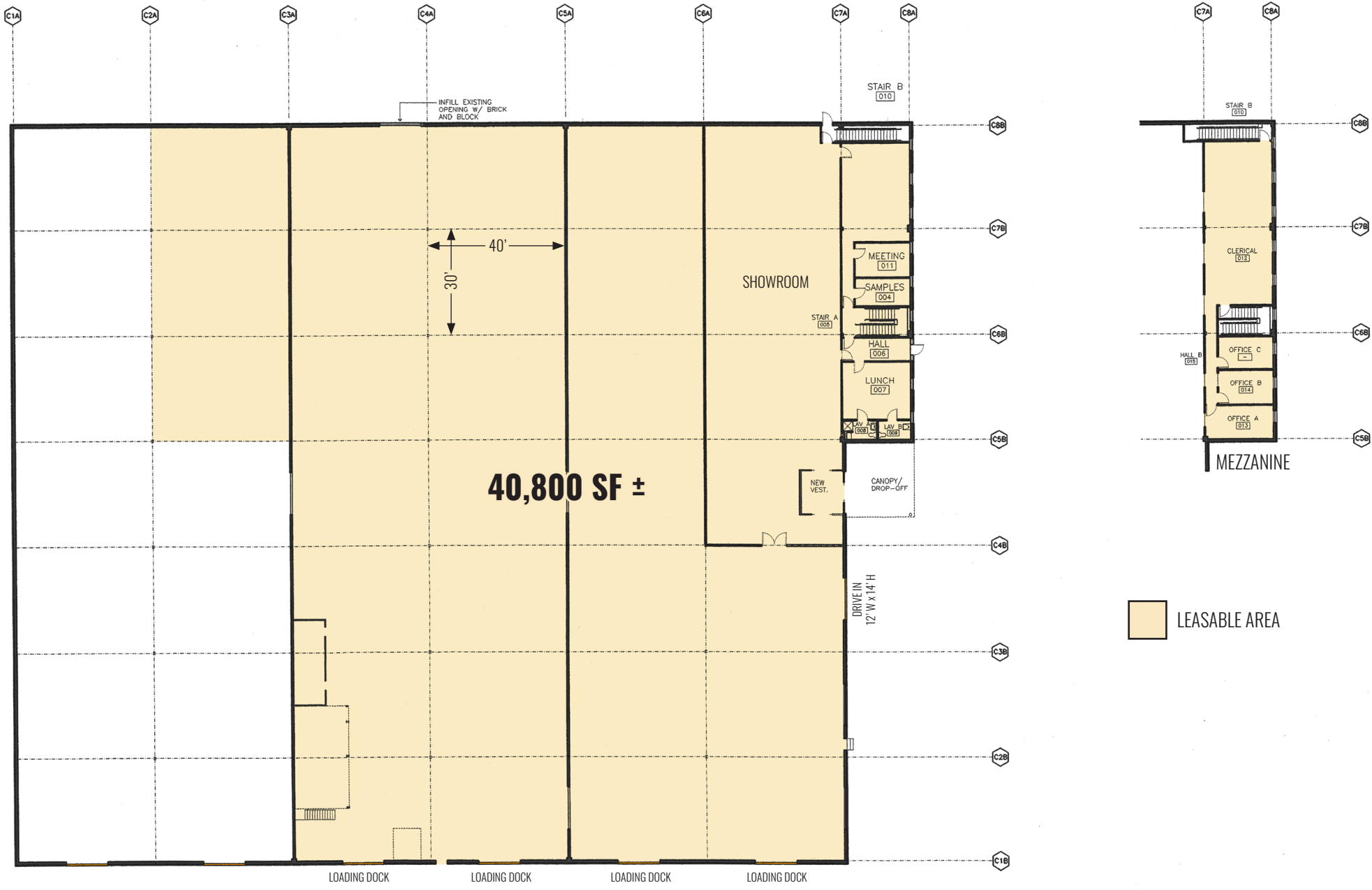
HEAT: GAS-FIRED

SPRINKLERS: WET

42,000 SF ±



FLOOR PLAN



LEASABLE AREA

LOCAL BIRDSEYE



TRANSMISSION PLUS
& GENERAL AUTOMOTIVE



HOLLINS FERRY RD

WASHINGTON BLVD

STATE STREET
POULTRY & PROVISIONS LLC



BREITWERT AVE



TRADE AREA

DRIVING DISTANCE TO:

95 4 MILES
1 MIN. DRIVE

295 1.3 MILES
3 MIN. DRIVE

695 2.7 MILES
3 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
4.7 MILES
11 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
8.4 MILES
9 MIN. DRIVE

BALTIMORE, MD 3.3 MILES
11 MIN.

WASHINGTON, DC 40.7 MILES
45 MIN.

PHILADELPHIA, PA 106.0 MILES
1 HR. 45 MIN.

RICHMOND, VA 151.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO **CONTACT:**



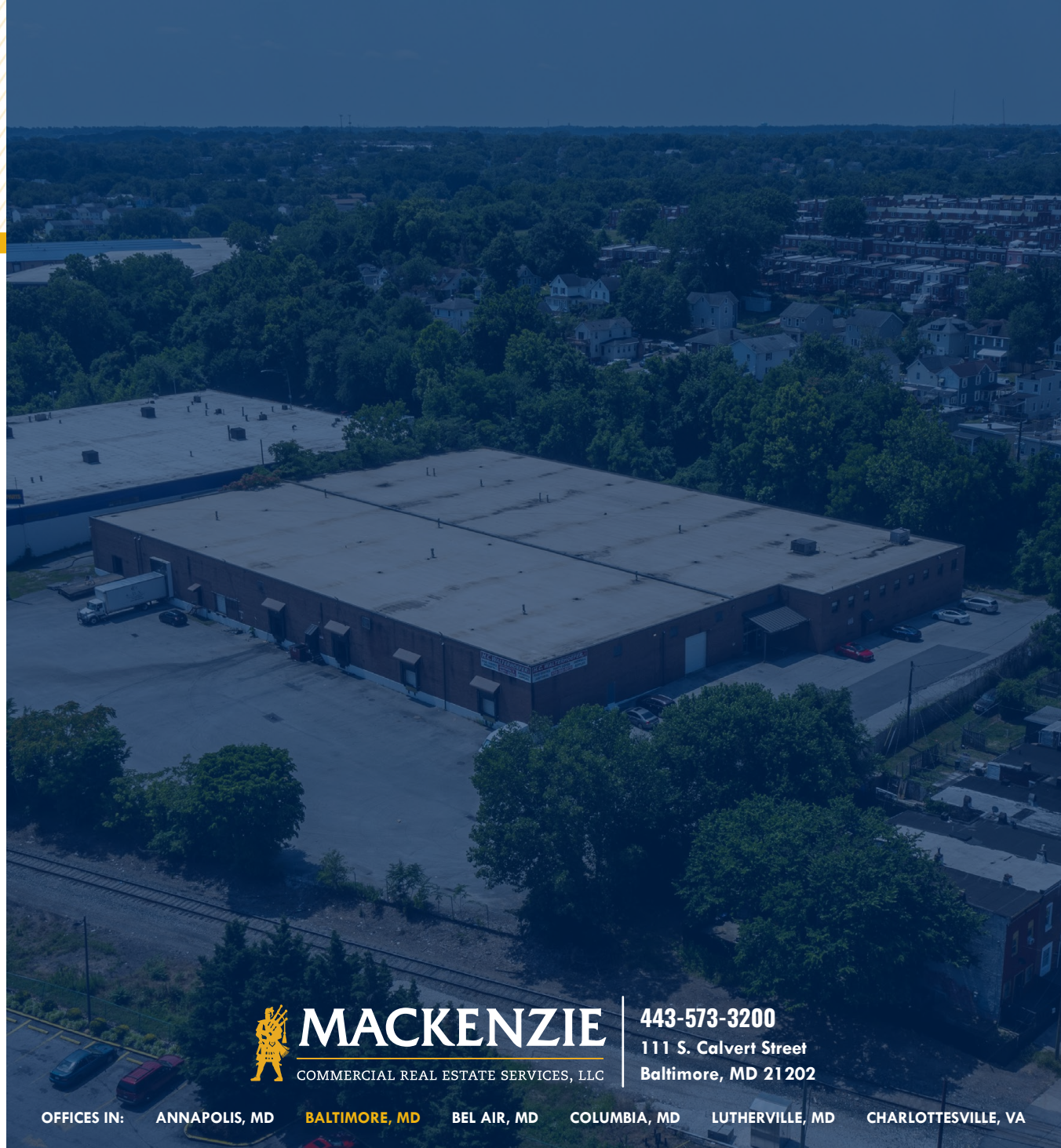
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