



# INDUSTRIAL WAREHOUSE WITH IOS

2425 SIDNEY AVENUE | BALTIMORE, MARYLAND 21230

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 13,433 SF ± industrial warehouse on 1.31 Ac ±
- Two (2) drive-ins
- Fenced, paved and gated/secured
- Multiple access points (Indiana Ave/Maisel St)
- Excellent access to I-95 and I-295



AVAILABLE:	13,433 SF ±
LOT SIZE:	1.31 ACRES ±
CLEAR HEIGHT:	18' ±
DRIVE-INS:	2
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW





# AERIAL



SIDNEY AVE

INDIANA AVE

MAISEL ST

152' ±

GATE

148' ±

80' ±

174' ±

184' ±

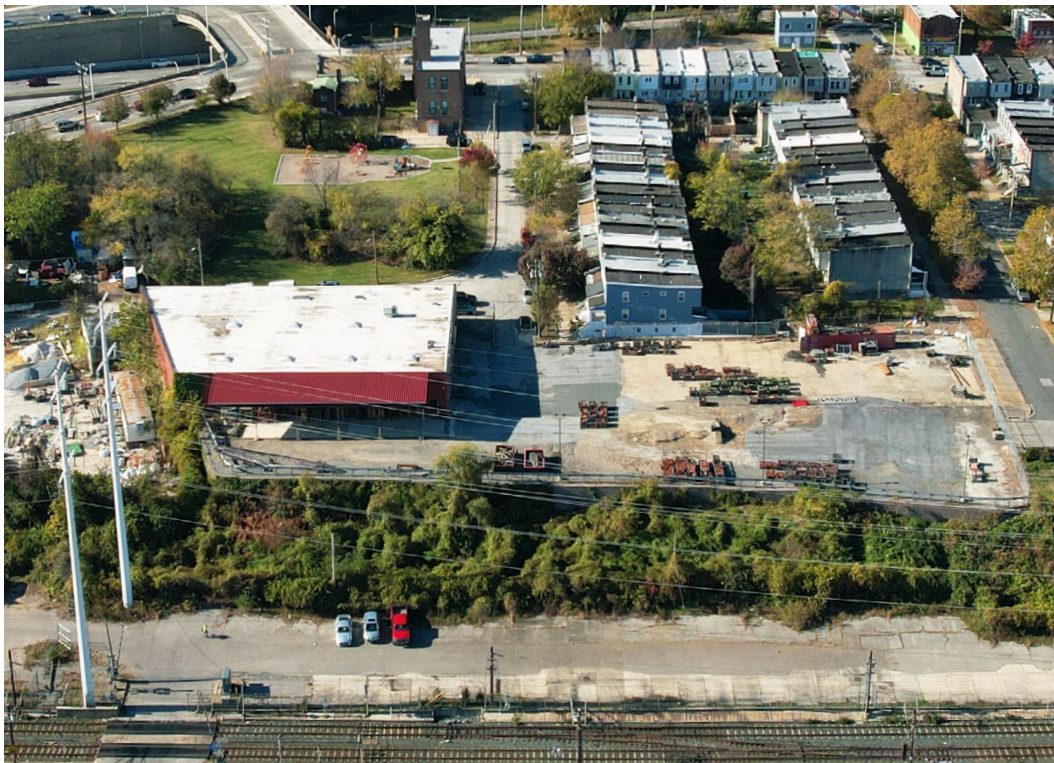
GATE

338' ±





# INTERIOR PHOTOS





# LOCAL BIRDSEYE



INTERSTATE 95

295



ANNAPOLIS RD

MAISEL ST

INDIANA AVE

SIDNEY AVE

BALTIMORE



INTERSTATE 395

INTERSTATE 95









# FOR MORE INFO **CONTACT:**



**ANDREW MEEDER, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4881**

[AMEEDER@mackenziecommercial.com](mailto:AMEEDER@mackenziecommercial.com)



**MATTHEW CURRAN, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3203**

[MCURRAN@mackenziecommercial.com](mailto:MCURRAN@mackenziecommercial.com)



**DANIEL HUDAK, SIOR**

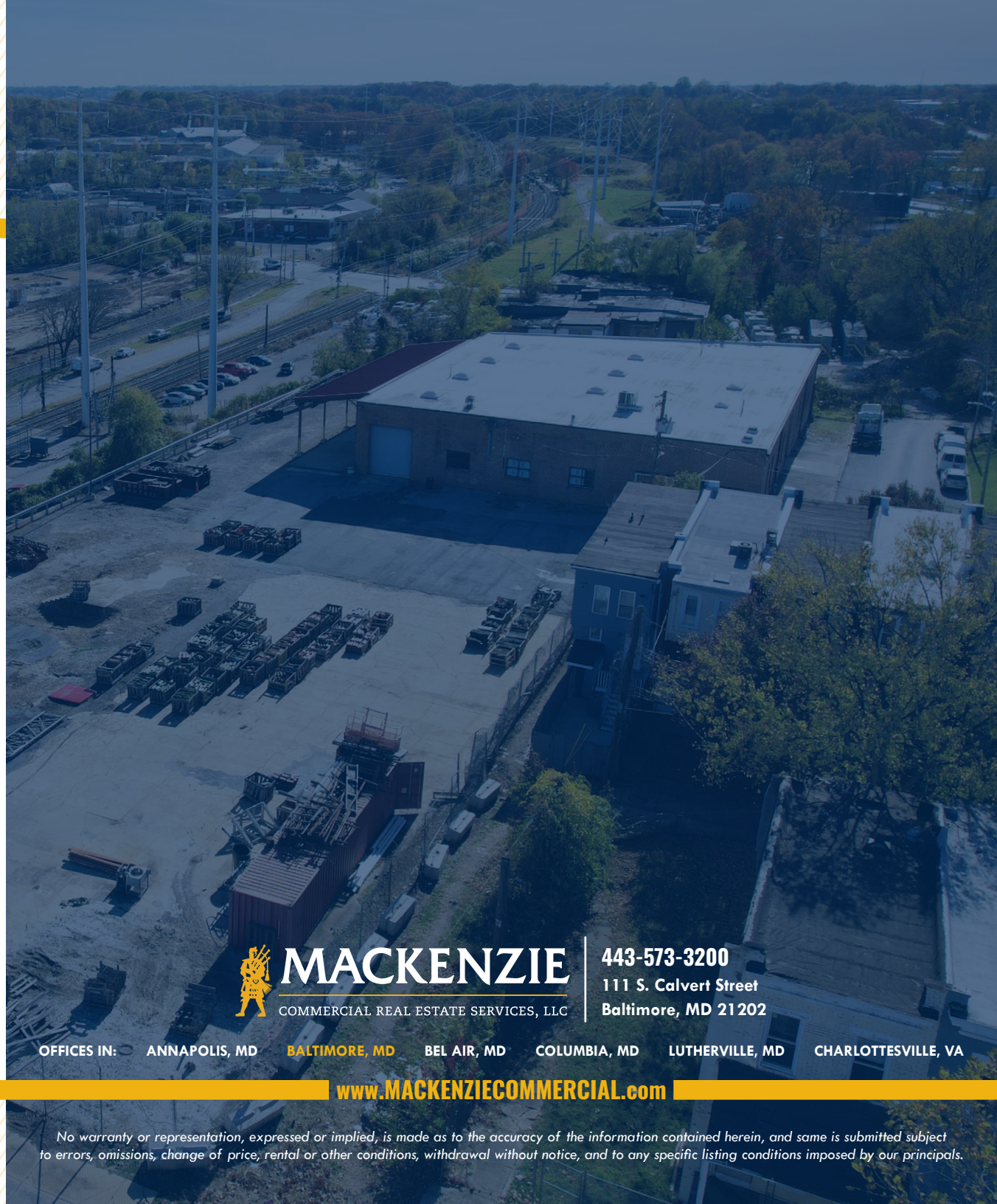
*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3205**

[DHUDAK@mackenziecommercial.com](mailto:DHUDAK@mackenziecommercial.com)



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**

111 S. Calvert Street  
Baltimore, MD 21202

OFFICES IN: ○ ANNAPOLIS, MD   **BALTIMORE, MD**   BEL AIR, MD   COLUMBIA, MD   LUTHERVILLE, MD   CHARLOTTESVILLE, VA

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

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.*