



300 S KRESSON STREET

BALTIMORE, MARYLAND 21224

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Excellent industrial service building with fenced outside storage/yard
- Less than 1 mile to I-895
- Excellent signage/visibility
- Freshly paved loading area
- Less than 5 miles to Seagirt and Dundalk marine terminals
- Op Ex: \$763.97/Mo

AVAILABLE:	5,000 SF ±
LOADING:	7 DOCKS
LOT SIZE:	0.69 ACRES ±
OCCUPANCY:	30 DAYS
RENTAL RATE:	\$5,500/MONTH, NNN



TRADE AREA

DRIVING DISTANCE TO:

 0.9 MILES
2 MIN. DRIVE

 0.7 MILES
4 MIN. DRIVE

 1.6 MILES
7 MIN. DRIVE

 14.2 MILES
18 MIN. DRIVE

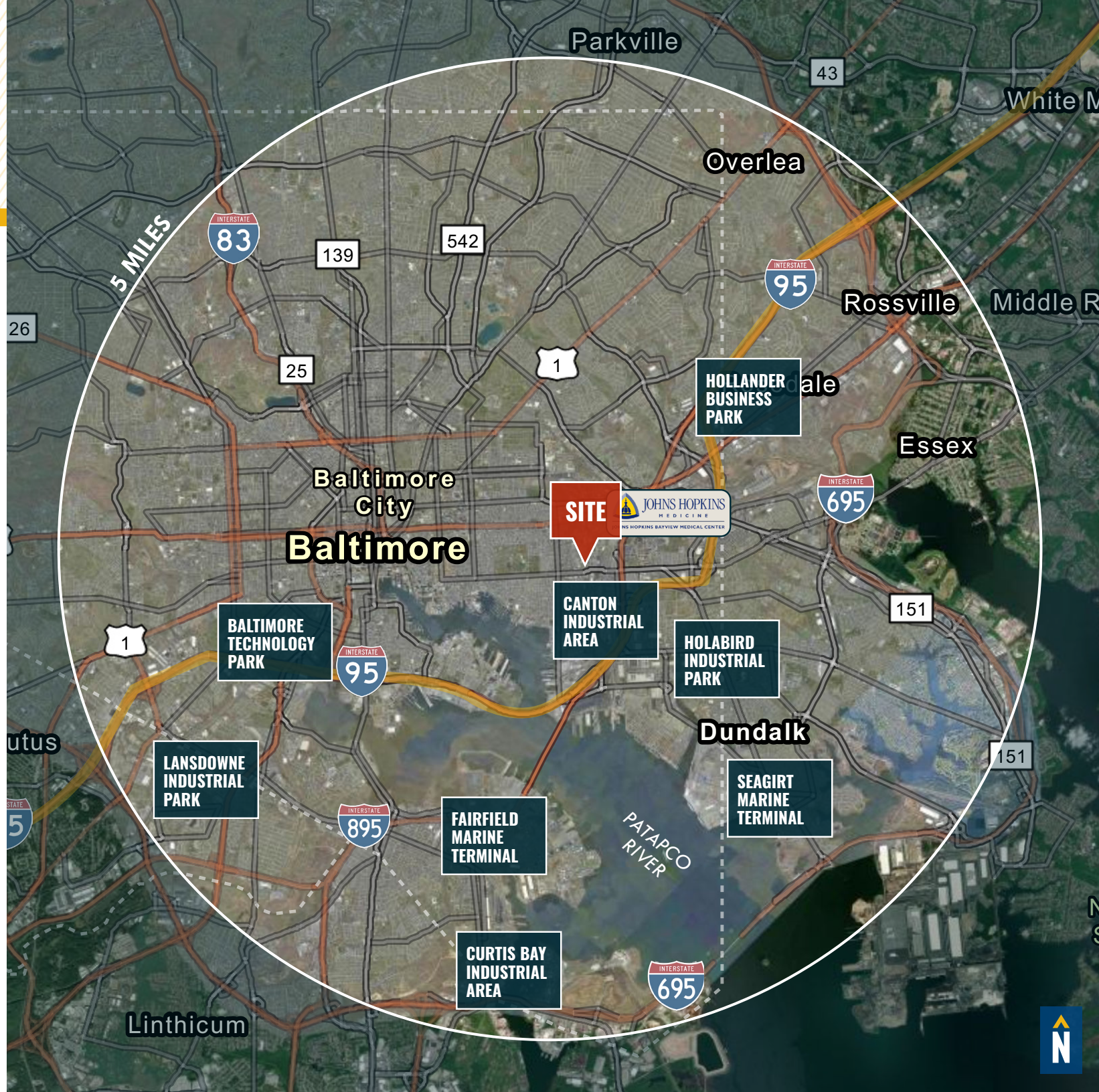
 6.2 MILES
10 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

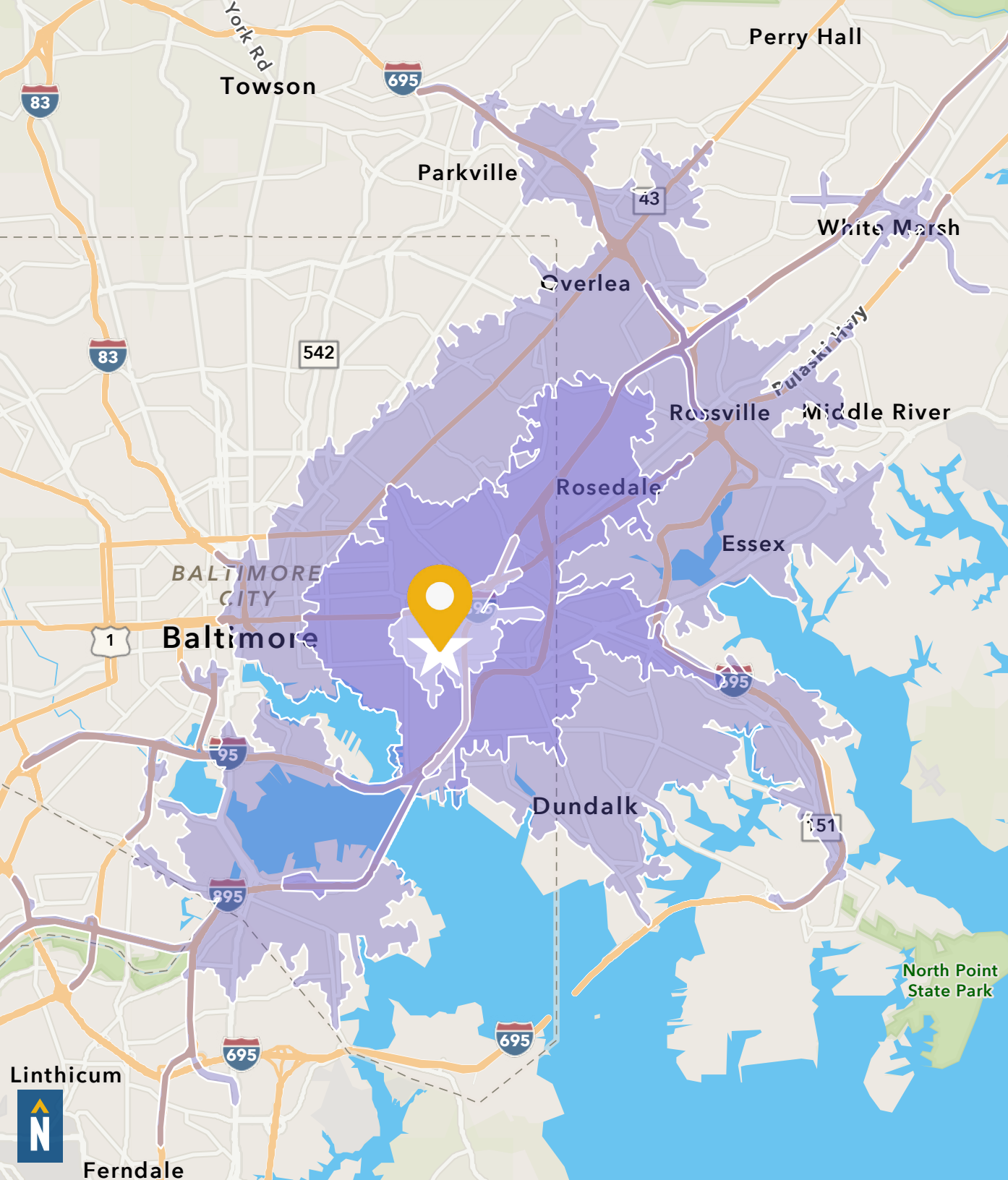
BALTIMORE, MD 3.6 MILES
14 MIN.

WASHINGTON, DC 42.2 MILES
1 HR. 3 MIN.

PHILADELPHIA, PA 98.4 MILES
1 HR. 35 MIN.

RICHMOND, VA 151.0 MILES
2 HRS. 37 MIN.





DEMOGRAPHICS

2024

RADIUS: **5 MIN** **10 MIN** **15 MIN**

RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)



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