



CLASS A WAREHOUSE SPACE

SOUTHSIDE LOGISTICS CENTER 4601 CURTIS AVENUE | BALTIMORE, MD

FOR
SUBLEASE

SOUTHSIDE LOGISTICS
CENTER



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

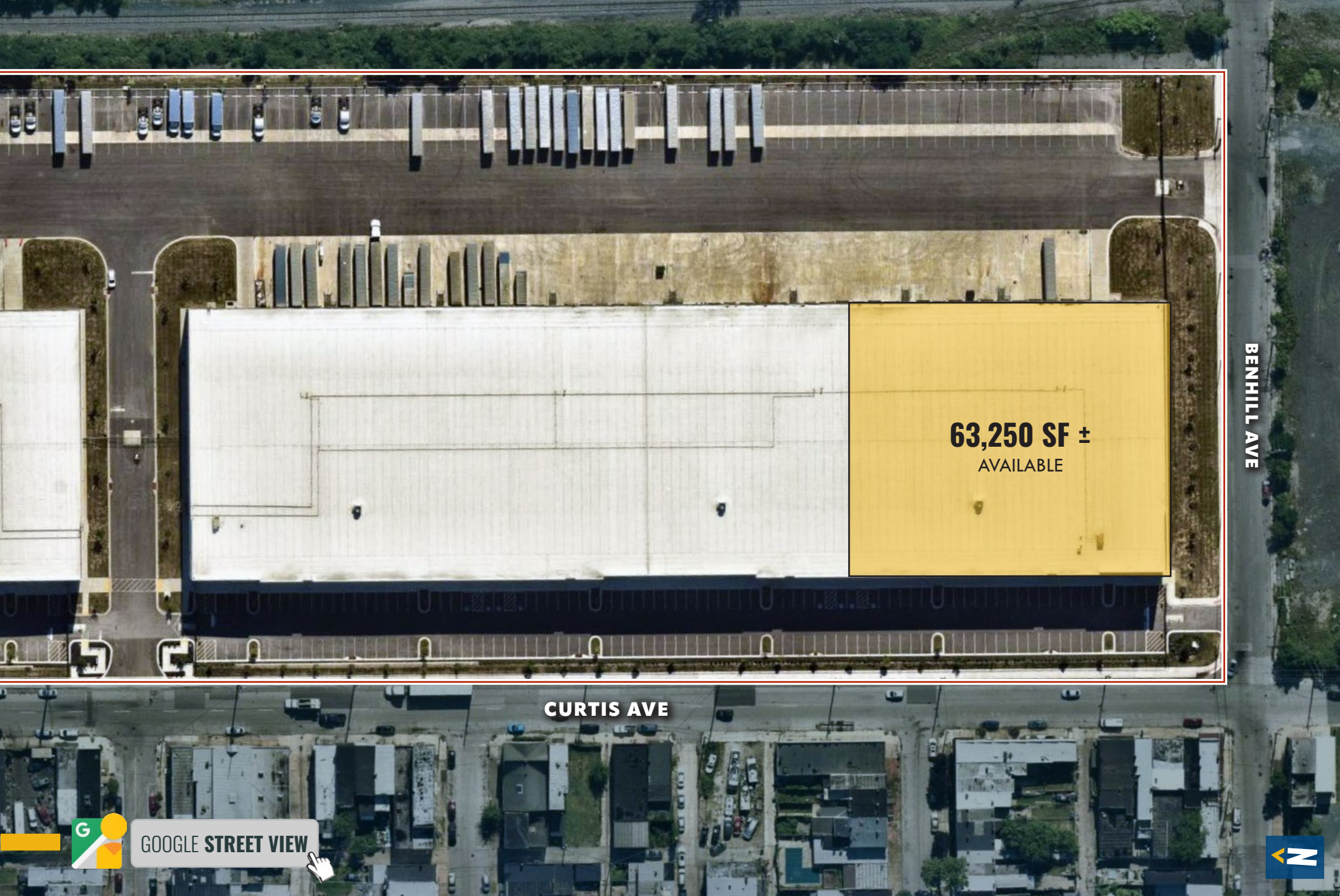
HIGHLIGHTS:

- 63,250 SF \pm warehouse space available (divisible down to 20,000 SF \pm)
- 2,788 SF \pm of office space
- Fully fenced and secured with automatic gates
- LED warehouse lighting with motion sensors
- 14 dock high doors
- One (1) oversized drive-in
- 20 \pm trailer drops
- Gas-fired heat
- Sublandlord will offer 3PL services
- In-place racking can stay
- Size and term flexibility

AVAILABLE:	20,000-63,250 SF \pm
OCCUPANCY:	IMMEDIATE
LEASE TERM:	THRU 2/29/28 (SHORTER OR LONGER TERM AVAILABLE)
CLEAR HEIGHT:	36 \pm
ELECTRIC:	277/480 VOLT, 3 PHASE, 800 AMPS
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
RENTAL RATE:	\$7.95 PSF, NNN



AERIAL



63,250 SF ±
AVAILABLE

CURTIS AVE

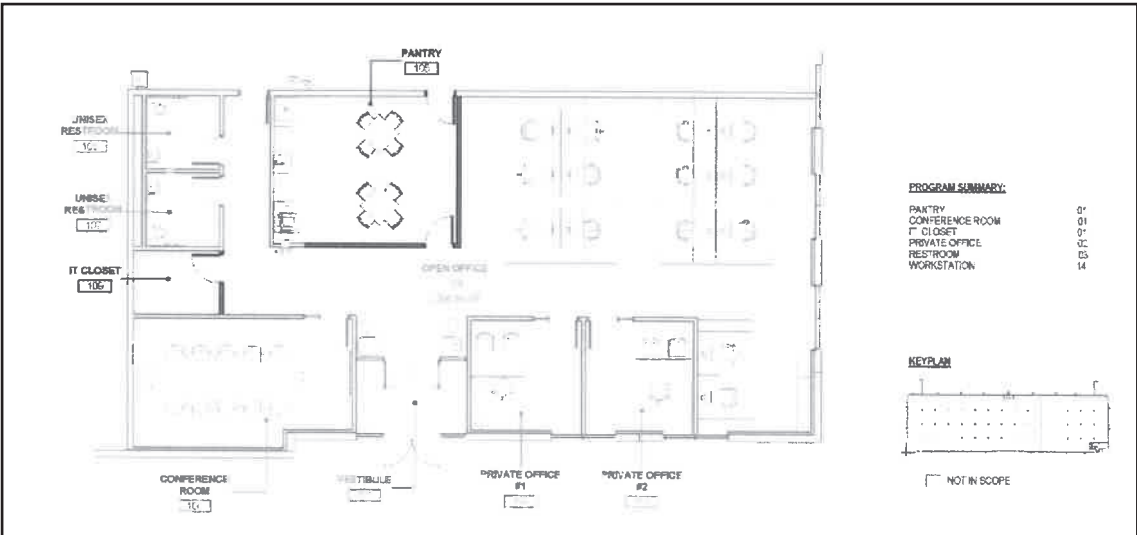
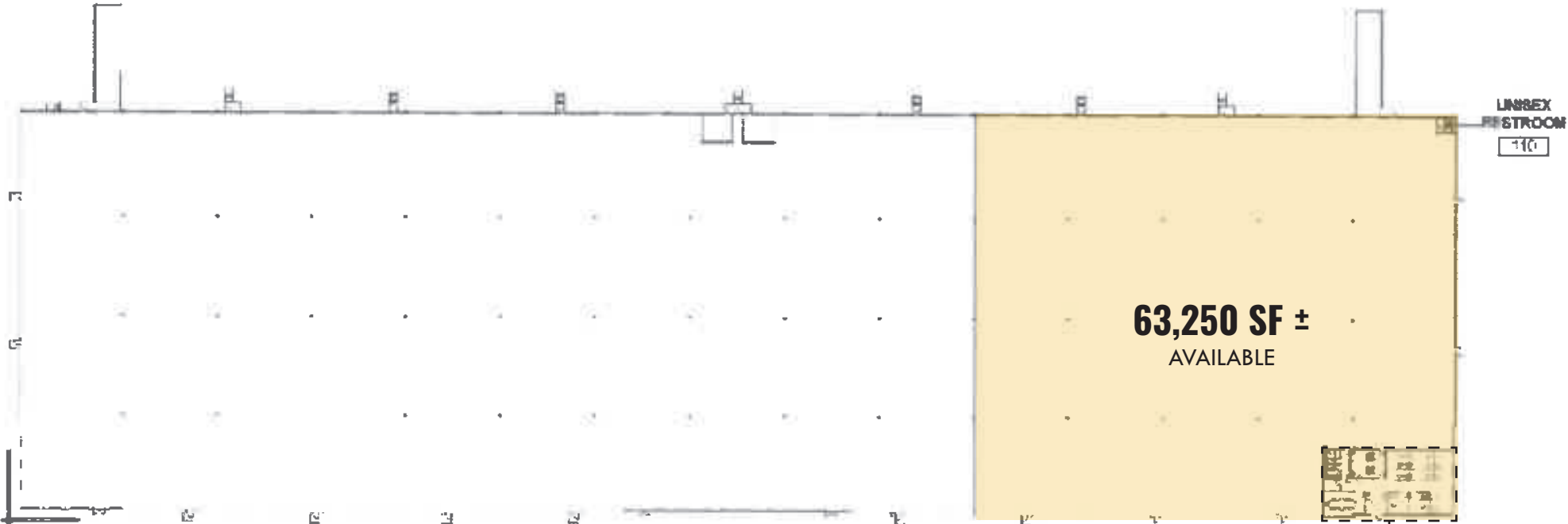
BENHILL AVE



GOOGLE STREET VIEW



FLOOR PLANS



OFFICE PORTION

LOCAL BIRDSEYE



UP TO 63,250 SF AVAILABLE

BENHILL AVE

CURTIS AVE

PENNINGTON AVE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 895
1.7 MILES
3 MIN. DRIVE

INTERSTATE 695
2.8 MILES
7 MIN. DRIVE

INTERSTATE 97
4.0 MILES
8 MIN. DRIVE

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
9.2 MILES
12 MIN. DRIVE

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

BALTIMORE, MD
7.0 MILES
16 MIN.

WASHINGTON, DC
37.8 MILES
55 MIN.

PHILADELPHIA, PA
104.0 MILES
1 HR. 35 MIN.

RICHMOND, VA
147.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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