



FOR **LEASE**

AUTOMOTIVE/INDUSTRIAL BUILDING

6051 BELLE GROVE ROAD | BALTIMORE, MARYLAND 21225



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

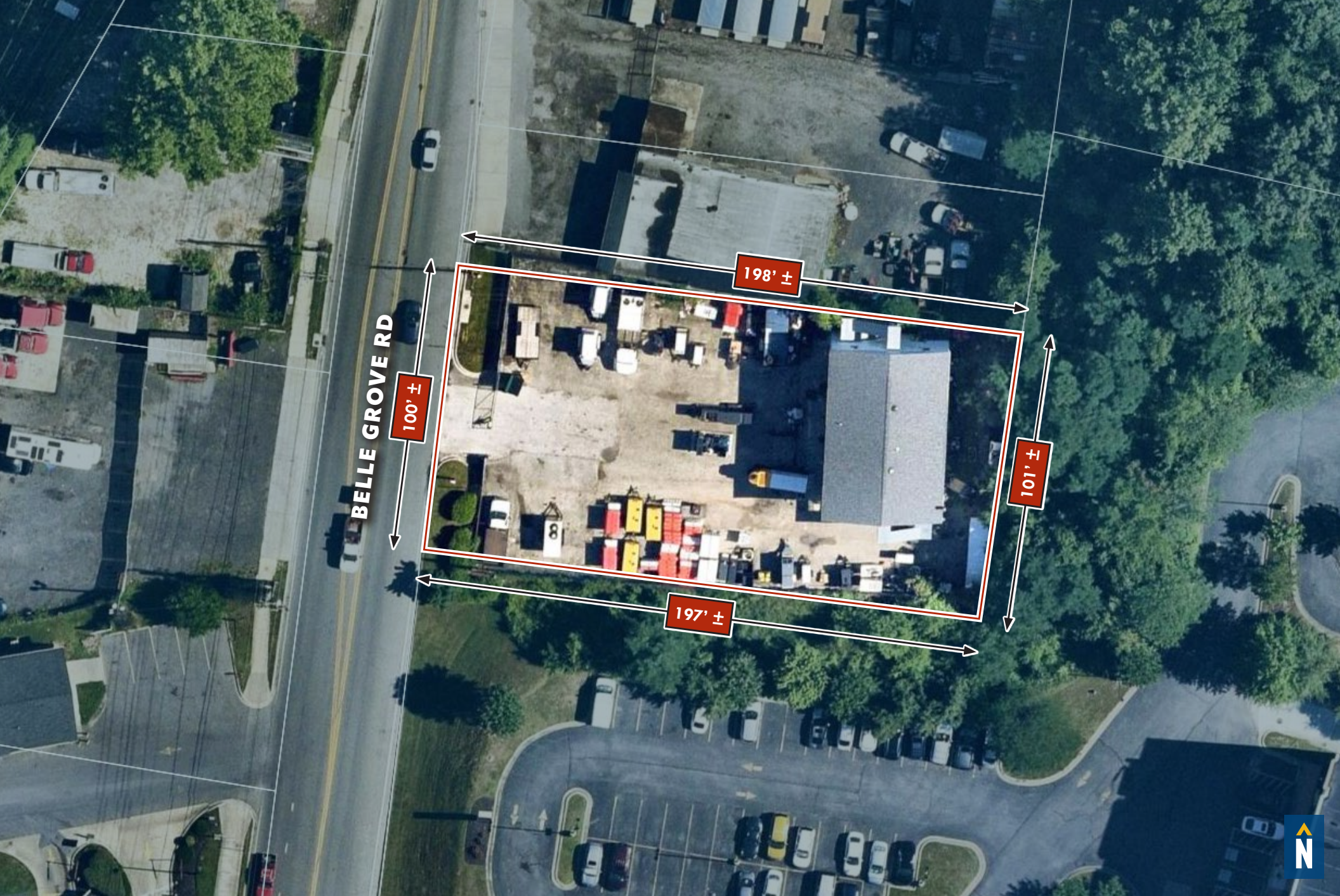
HIGHLIGHTS:

- 2nd floor finished office space
- Fenced-in outdoor storage yard
- Public water and Sewer
- New TRANE HVAC servicing office space
- New roof in 2020
- 3 phase electrical power
- Easy access to I-695, I-895, I--295 and I-95
- Close proximity to BWI Airport and the Port of Baltimore

| | |
|----------------|---------------------------------|
| BUILDING SIZE: | 5,200 SF ± |
| LOT SIZE: | .46 ACRES ± |
| CLEAR HEIGHT: | 16' ± |
| DRIVE-INS: | 3 (OVERSIZED: 14' W x 14' H) |
| ZONING: | C-4 (HEAVY COMMERCIAL DISTRICT) |



AERIAL / PARCEL OUTLINE



BELLE GROVE RD

100' ±

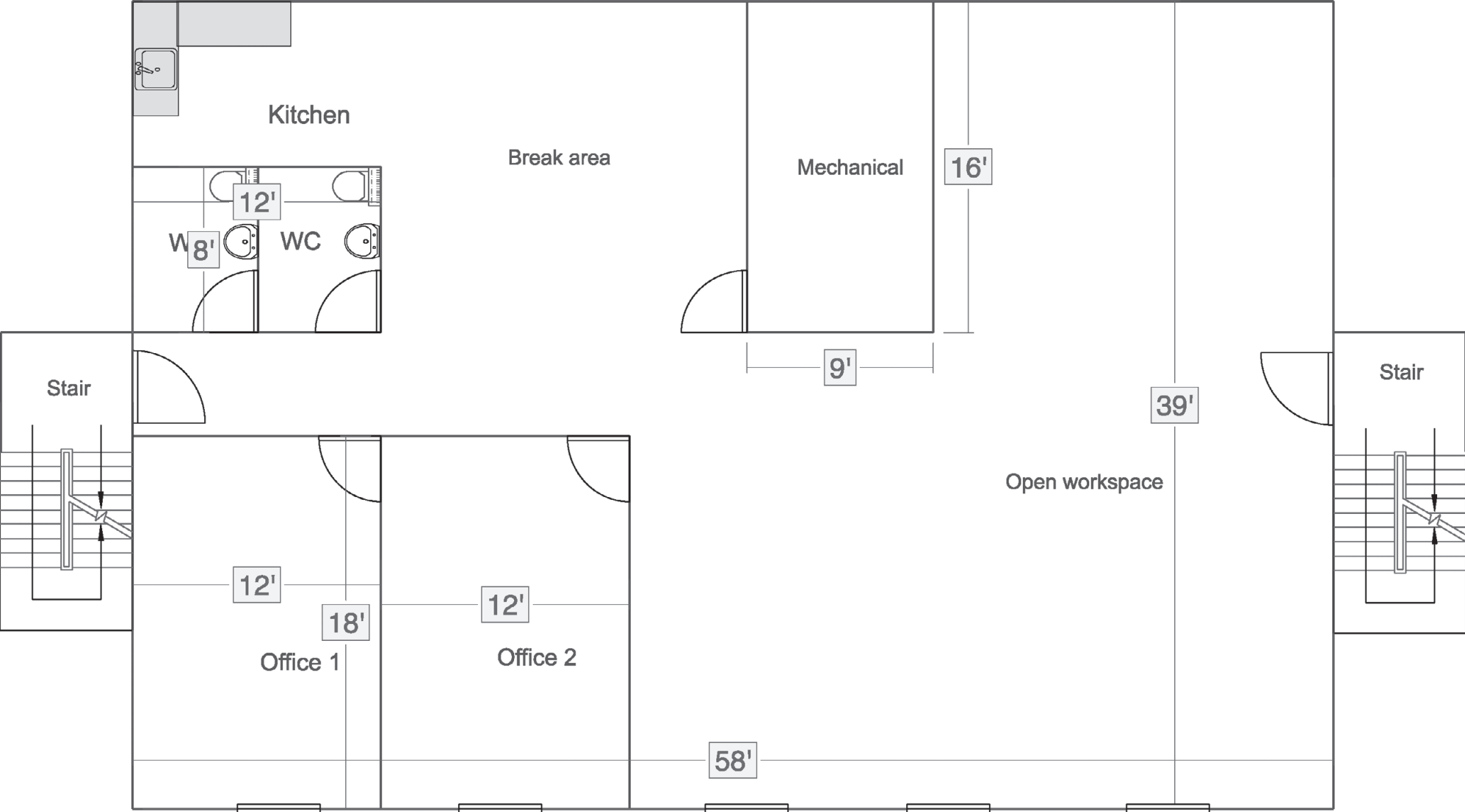
198' ±

101' ±

197' ±



FLOOR PLAN: 2ND FLOOR OFFICE



LOCAL BIRDSEYE



CLARION
BY CHOICE HOTELS

Sleep
INN & SUITES
BY CHOICE HOTELS

9 Five
BUTCHER AND BAK

Shell

DUNKIN'

A1
AUTO BODY
PAINTERS & SPRAY OPERATORS

Checkers

SITE

N CAMP MEADE RD

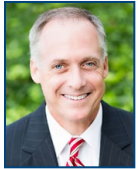
BALTIMORE ANNAPOLIS BLVD

BELLE GROVE RD

170



FOR MORE INFO **CONTACT:**



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