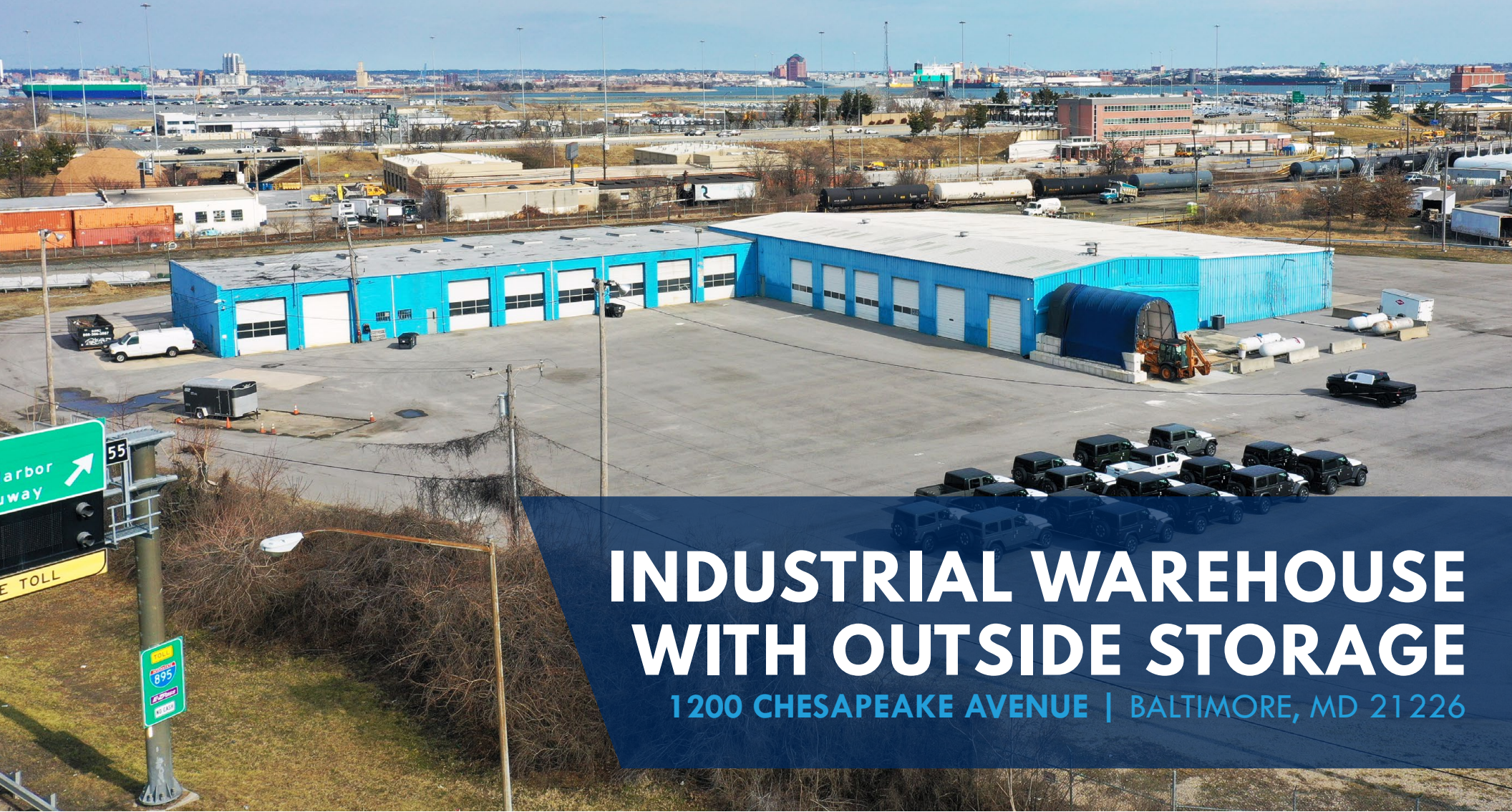


FOR LEASE

Baltimore City, Maryland



INDUSTRIAL WAREHOUSE WITH OUTSIDE STORAGE

1200 CHESAPEAKE AVENUE | BALTIMORE, MD 21226



Andrew Meeder, SIOR | Senior Vice President & Principal

☎ 410.494.4881 ✉ ameeder@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Daniel Hudak, SIOR | Senior Vice President & Principal

☎ 443.573.3205 ✉ dhudak@mackenziecommercial.com

FOR LEASE

Baltimore City, Maryland

INDUSTRIAL/WAREHOUSE SPACE

1200 CHESAPEAKE AVENUE | BALTIMORE, MARYLAND 21226

BUILDING SIZE/AVAILABLE

30,892 sf ±

LOT SIZE

6.19 Acres ±

ZONING

I-2 (General Industrial District)

LOADING

21 Drive-In Doors
(With Drive-Thru Capacity)

CEILING HEIGHT

18'-22' ±

HIGHLIGHTS

- ▶ Superior loading with 21 drive-in doors (w/ drive-thru capacity)
- ▶ Fenced, paved and lit lot
- ▶ Located immediately outside of Fairfield Marine Terminal
- ▶ Adjacent to CSX rail line
- ▶ 2 minute drive to I-895
- ▶ 7 minute drive to I-95



STREET VIEW



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FOR LEASE

Baltimore City, Maryland

AERIAL

1200 CHESAPEAKE AVENUE | BALTIMORE, MARYLAND 21226

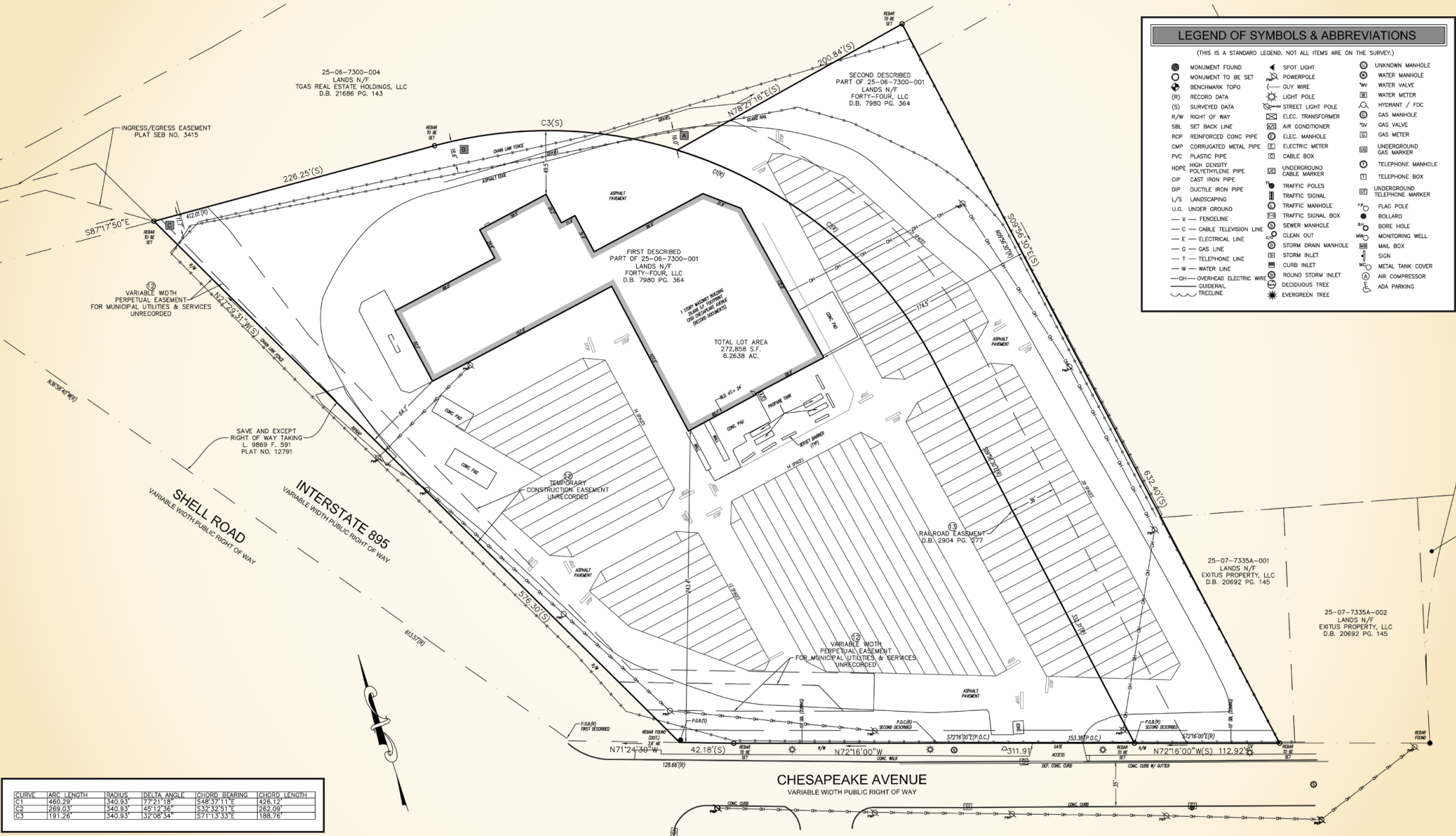


FOR LEASE

Baltimore City, Maryland

ALTA SURVEY

1200 CHESAPEAKE AVENUE | BALTIMORE, MARYLAND 21226



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	466.29'	340.93'	77°21'18"	S48°37'11"E	426.12'
C2	269.03'	340.93'	45°12'06"	S32°32'51"E	262.09'
C3	191.26'	340.93'	32°08'34"	S71°13'33"E	188.76'



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FOR LEASE



Baltimore City, Maryland

LOCAL BIRDSEYE

1200 CHESAPEAKE AVENUE | BALTIMORE, MARYLAND 21226



FAIRFIELD
MARINE
TERMINAL

SITE

FRANKFURST AVE

SHELL RD

CHESAPEAKE AVE



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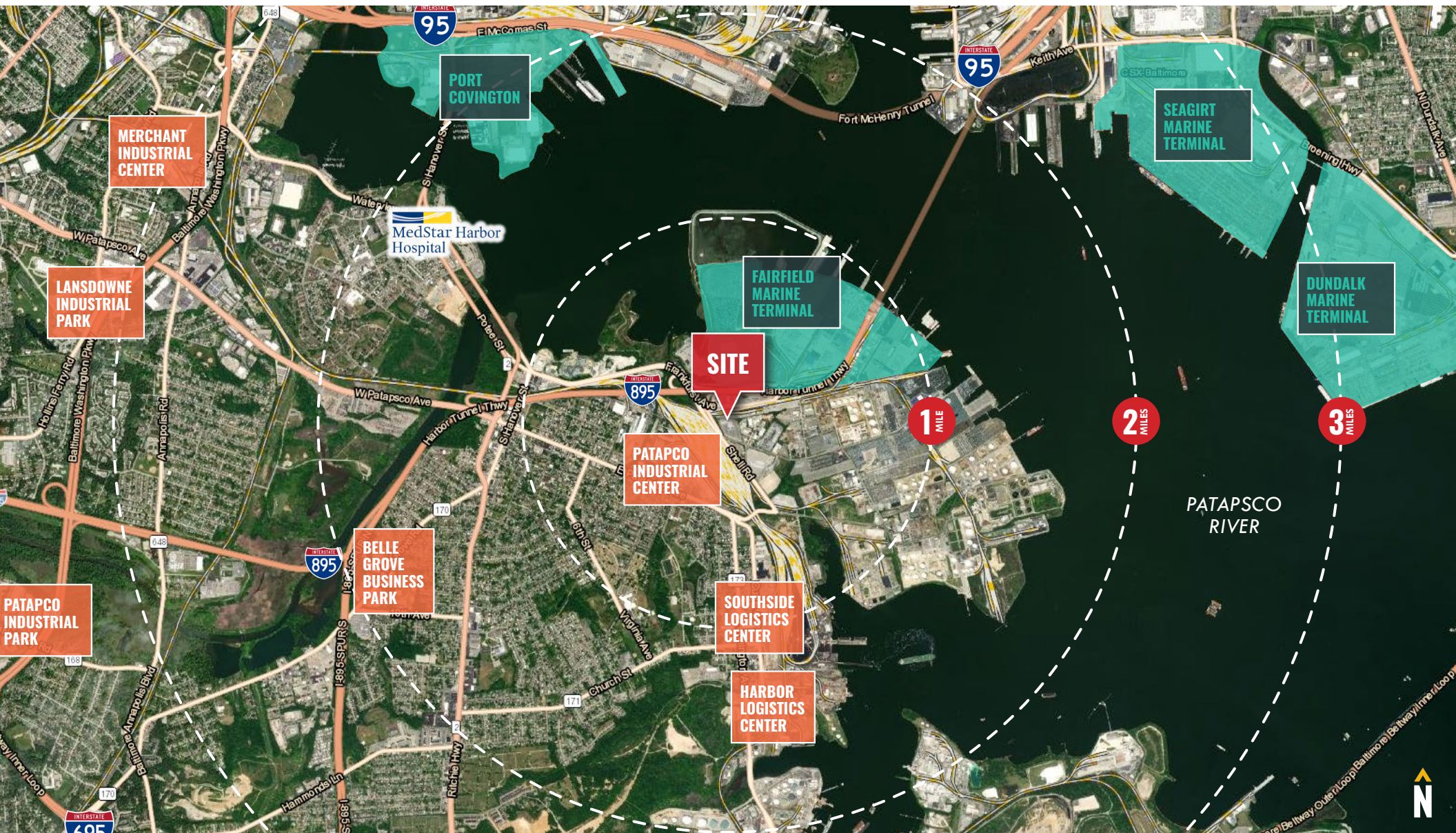
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FOR LEASE

Baltimore City, Maryland

INDUSTRIAL TRADE AREA

1200 CHESAPEAKE AVENUE | BALTIMORE, MARYLAND 21226



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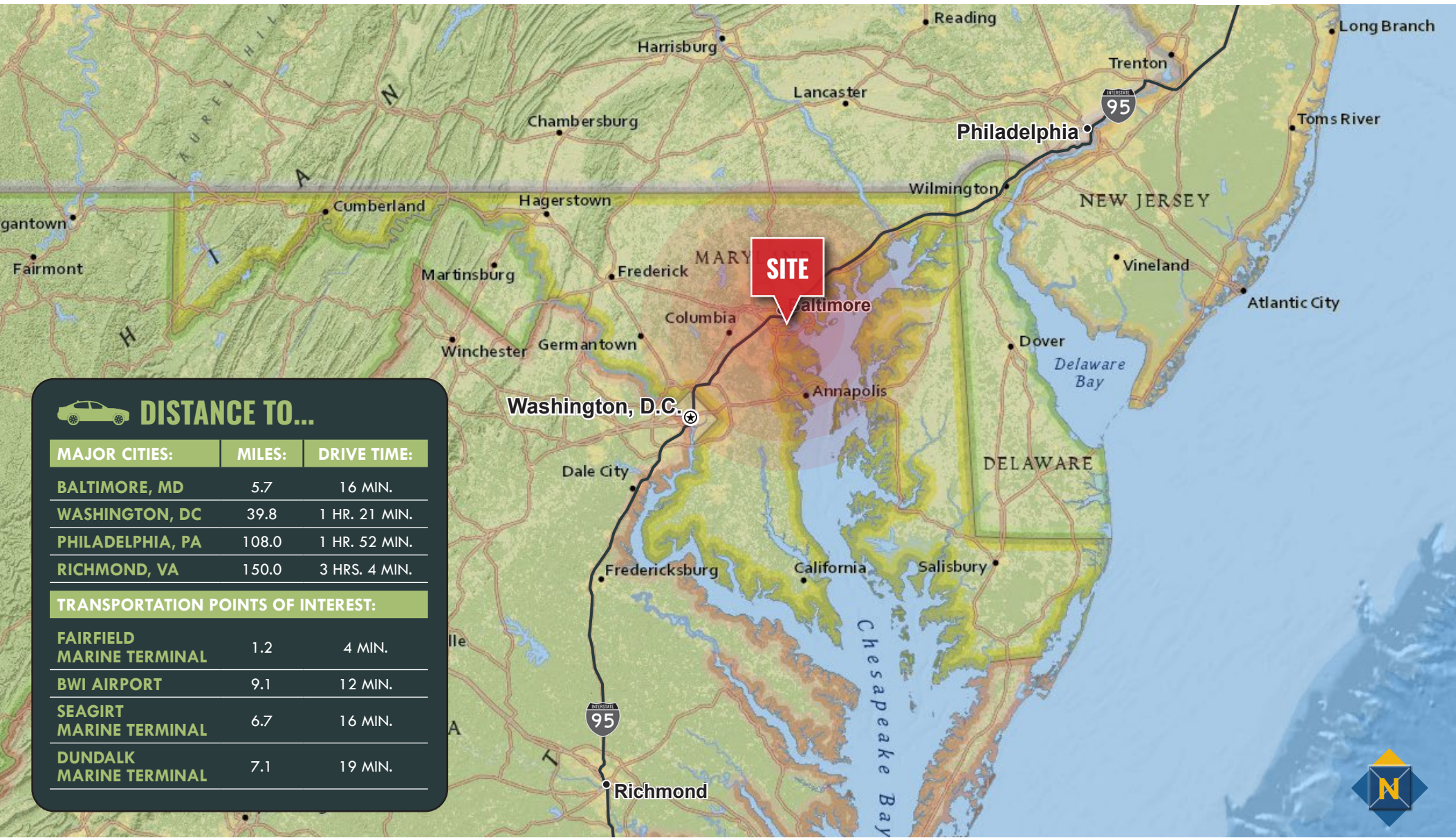
443.573.3205 | dhudak@mackenziecommercial.com

FOR LEASE

Baltimore City, Maryland

LOCATION

1200 CHESAPEAKE AVENUE | BALTIMORE, MARYLAND 21226





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