



INDUSTRIAL LAND

1500 W. 41ST STREET | BALTIMORE, MARYLAND 21211

FOR
SALE

2.2
ACRES ±



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2.2 acres +/- of industrial land zoned I-1 (Baltimore City's designation for Light Industrial)
- Excellent visibility on 41st st and I-83 (Jones Falls Expressway)
- Location offers excellent access to Downtown Baltimore as well points north via I-83 and I-695
- Ideal uses permitted by right include most warehouse and manufacturing uses, contractors yard, self-storage, and outside storage and car wash, among others

LOT SIZE:

2.2 ACRES ±

ZONING:

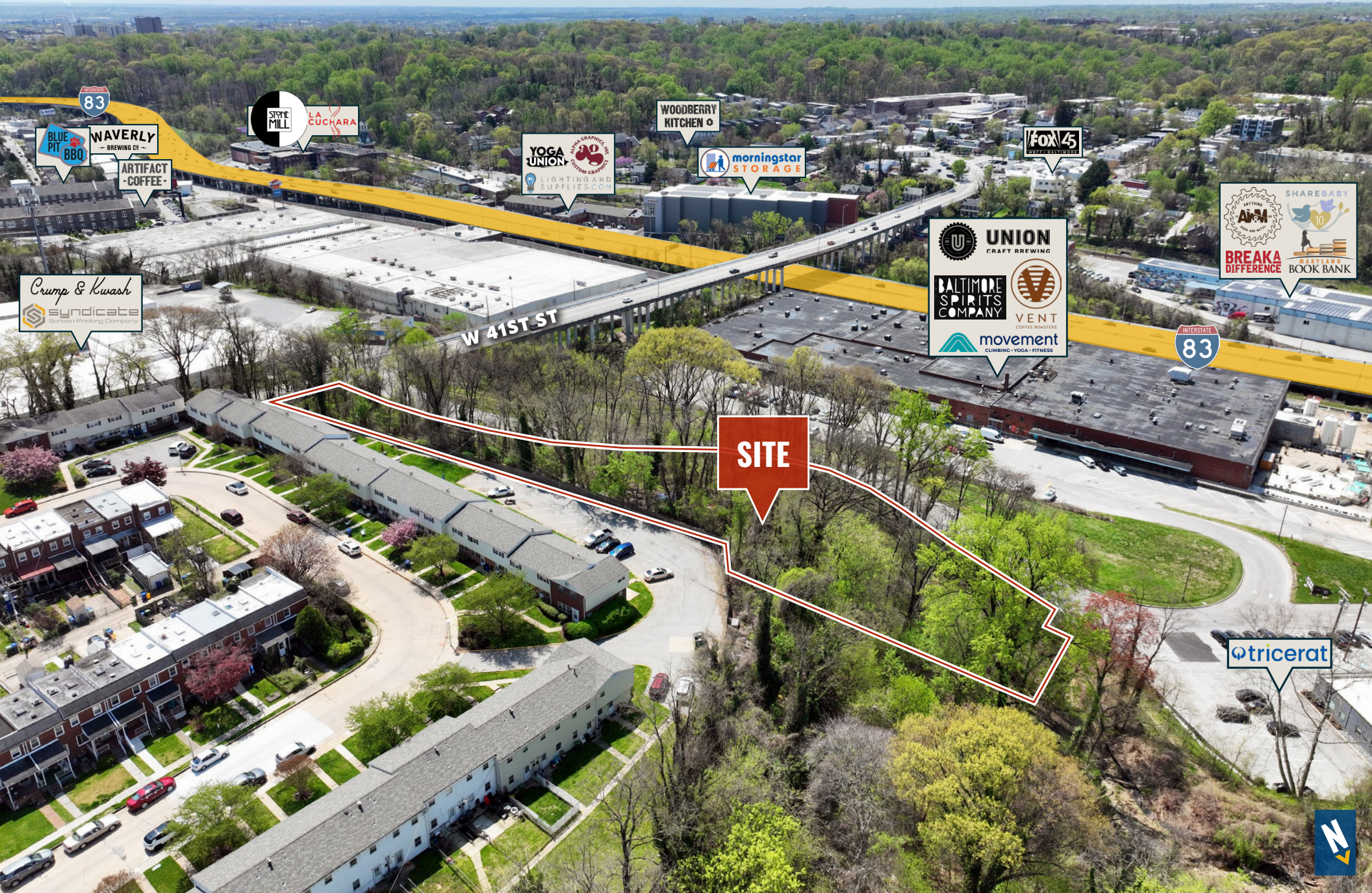
I-1 (LIGHT INDUSTRIAL DISTRICT)

SALE PRICE:

\$875,000



LOCAL BIRDSEYE



BLUE PIT BBQ
WAVERLY BREWING CO.
ARTIFACT COFFEE

STONE MILL
LA CUCHARA

YOGA UNION
LIGHTING AND SUPPLIES.COM

WOODBERRY KITCHEN

MORNINGSTAR STORAGE

FOX 45

Crump & Kwash
syndicate

W 41ST ST

UNION CRAFT BREWING
BALTIMORE SPIRITS COMPANY
VENT COFFEE ROASTERS
movement CLIMBING • YOGA • FITNESS

SHAREBABY
BREAK A DIFFERENCE
EASTLAND BOOK BANK

INTERSTATE 83

SITE

tricerat



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 83
1.2 MILES
5 MIN. DRIVE

INTERSTATE 695
6.1 MILES
10 MIN. DRIVE

INTERSTATE 95
6.7 MILES
18 MIN. DRIVE

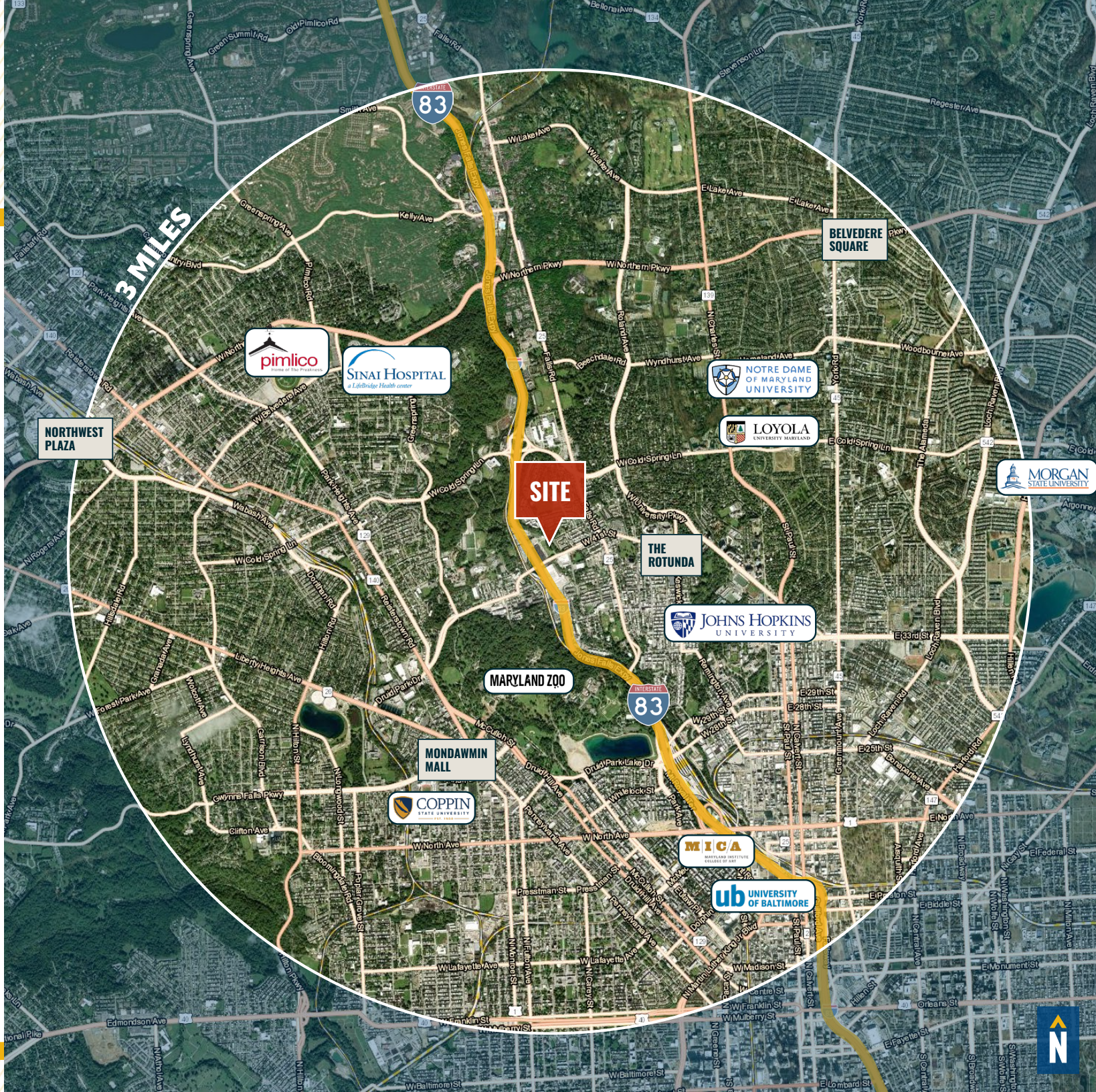
PORT OF BALTIMORE
11.0 MILES
25 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
13.0 MILES
28 MIN. DRIVE

BALTIMORE, MD
4.7 MILES
11 MIN.

WASHINGTON, DC
41.8 MILES
1 HR. 15 MIN.

PHILADELPHIA, PA
110.0 MILES
1 HR. 50 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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