

1600 RIDGLEY STREET

BALTIMORE, MD

FOR SALE OR LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

OVERVIEW

MacKenzie Commercial Real Estate Services, LLC is pleased to present 1600 Ridgely Street, a unique opportunity to own or lease a five building complex in downtown Baltimore, just outside of the Central Business District. Situated on 3.78 acres and zoned for industrial uses, the property offers outside storage, a paved and fenced lot, possible CSX rail access, and more. Totalling just over 78,800 square feet with the ability to subdivide into multiple useful ways, the property is ideal for wholesalers, distribution companies, manufacturing operations, and additionally presents an owner/user investment opportunity.



THE OFFERING

Property Address	1600 Ridgely Street Baltimore, MD 21230
Zoning Jurisdiction	Baltimore City
Zoning Code	I-2 (General Industrial District)

SITE DESCRIPTION

Lot Size	3.78 Acres ±
Building Size	78,809 sf ± in 5 buildings
Rail	CSX may be possible to the site
Topography	Flat
Lot Condition	Paved + fenced

CONSTRUCTION

Buildings	Block + metal
Ceiling Height	Varies up to 30' clear ±
Loading	Drive-in, docks are possible
Roof Construction	Metal & Rubber
Roof Age	TBD

UTILITY PROVIDERS

Gas	Baltimore Gas and Electric (BGE)
Electric	Baltimore Gas and Electric (BGE)
Water	Baltimore City

OPPORTUNITIES

Lease 11,200 - 25,108 sf with outside storage; or, purchase entire project, use and/or lease portions



BUILDING 1 | 39,840 SF ±

- Mostly 30' clear ±
- Three (3) oversized drive-in doors, 22' ± wide x 18' ± tall
- Allows for docks if necessary



BUILDING 2 | 11,200 SF ±

- 18' clear ± ceiling with front and rear loading
- Front of building: 25' ± x 18' ± drive-in door
- Rear of building: 22' ± wide ramped drive-in door



BUILDING 3 | 11,200 SF ±

- 15' -20' clear ± ceilings with two (2) oversized drive-in doors: one (1) 20' ± wide x 16' ± clear and one (1) 20' ± wide x 18' ± clear
- Building includes small shop office.



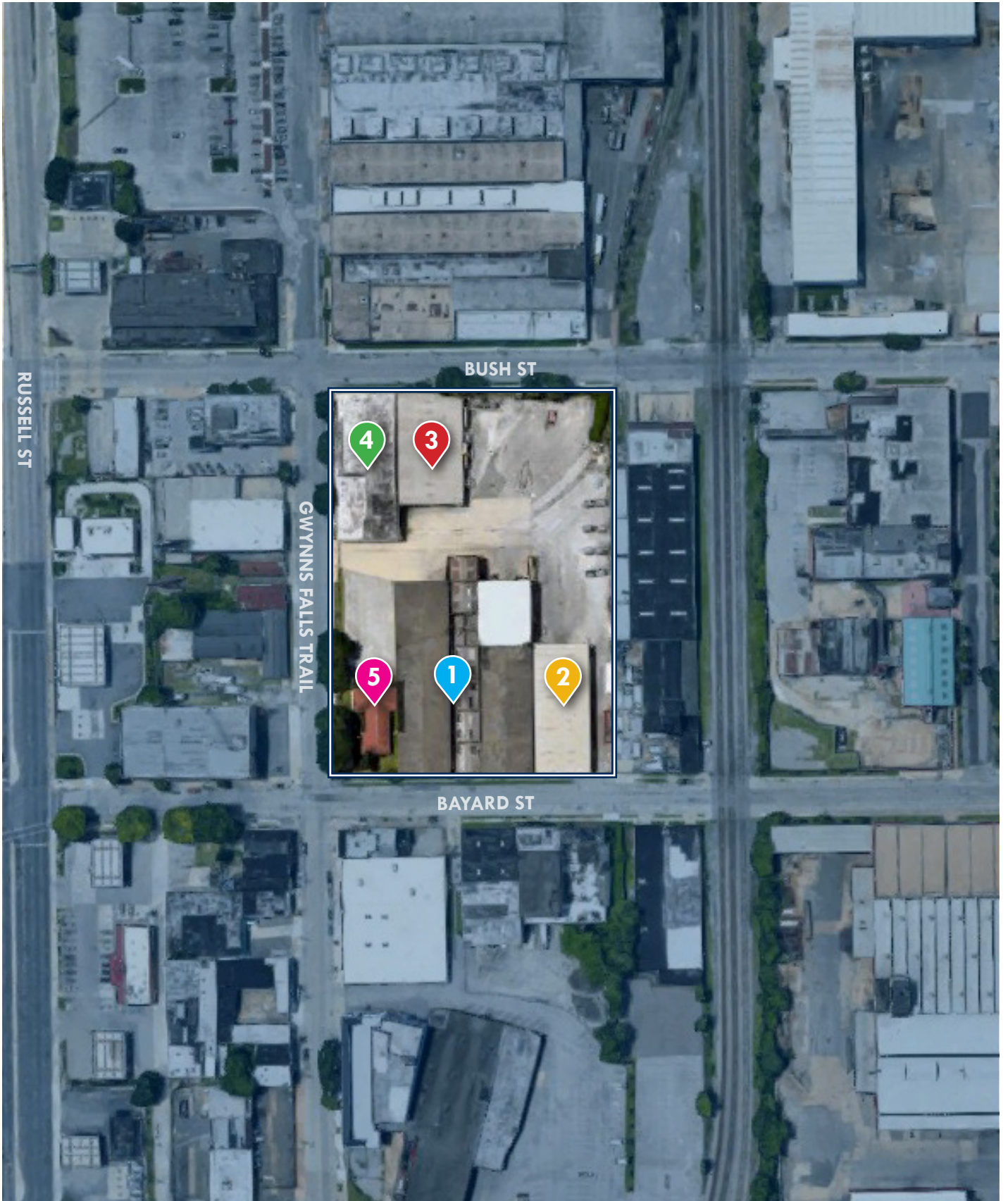
BUILDING 4 | 13,908 SF ±

- 23' clear ± ceilings with two (2) oversized drive-in doors : one (1) 20' ± wide x 14' ± tall and one (1) 28' ± wide x 18' ± tall
- Drive-in doors are across from one another, allowing for drive-thru in this building.



BUILDING 5 | 2,661 SF ±

- Building includes a well layed out office showroom.

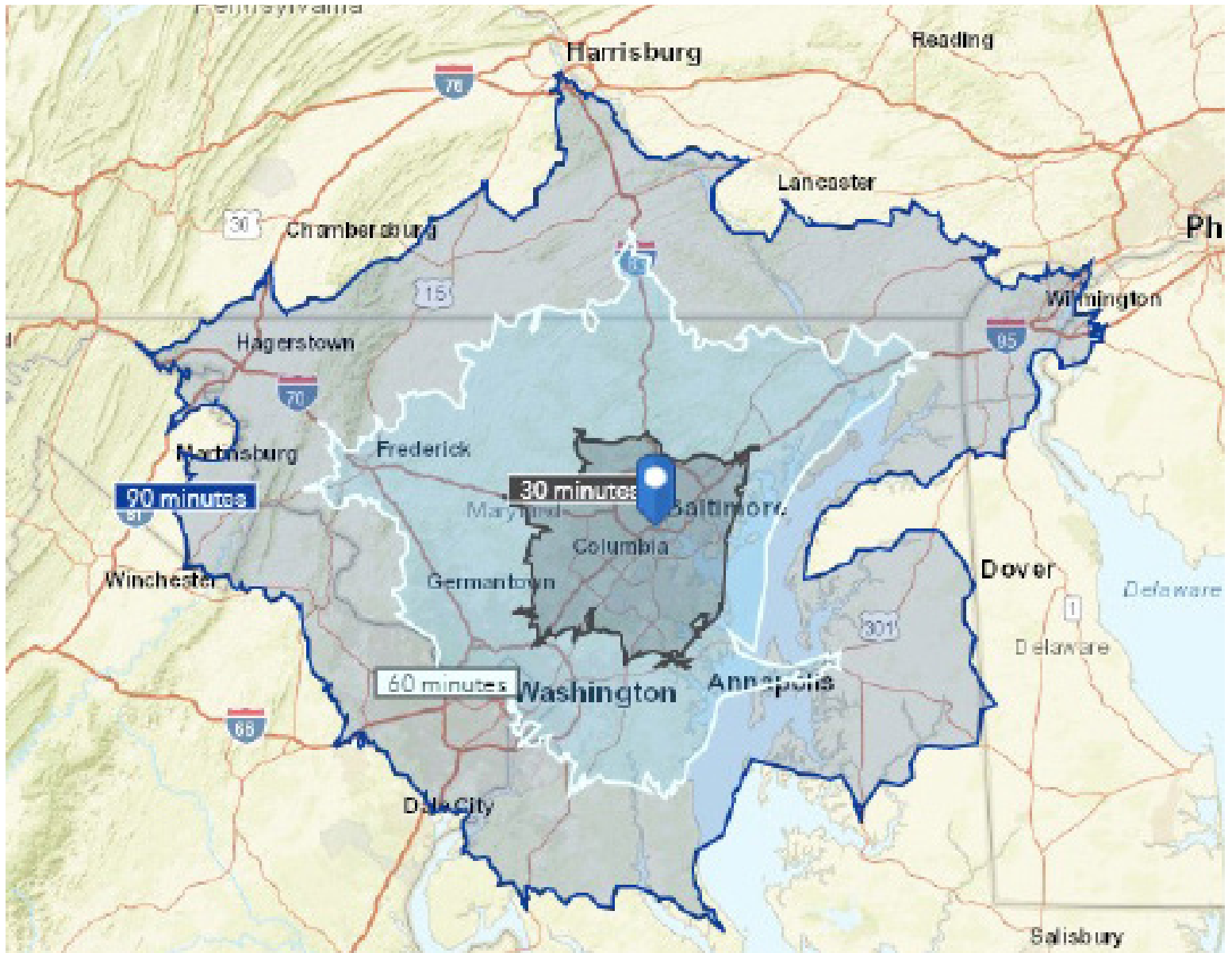


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DRIVE TIMES



LOCATION	TIME	MILES
Downtown Baltimore	5 minutes	2 miles
Columbia	30 minutes	20 miles
Annapolis	35 minutes	30 miles
Washington D.C.	60 minutes	37 miles
Wilmington, DE	80 minutes	74 miles
Harrisburg, PA	90 minutes	82 miles

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DEDICATED PROJECT TEAM:



DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT

443.573.3205

dhudak@mackenziecommercial.com



MICHAEL SPEDDEN

SENIOR VICE PRESIDENT

410.494.6644

mspedden@mackenziecommercial.com



ANDREW MEEDER

SENIOR REAL ESTATE ADVISOR

410.494.4881

ameeder@mackenziecommercial.com



Mackenzie Commercial Real Estate Services, LLC
111 S. Calvert Street, Suite 2800,
Baltimore, Maryland 21201
443.573.3200