



FOR **LEASE**

INDUSTRIAL/OFFICE W/ OUTSIDE STORAGE

1600 RIDGELY STREET | BALTIMORE, MARYLAND 21230



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two (2) buildings available
 - » 39,840 SF ± industrial warehouse
 - » 2,661 SF ± office showroom
- Three (3) oversized drive-ins
- Two (2) large 60' wide bays with crane rails (no cranes)
- Motion detected LED lights
- Flat, paved and fenced yard
- Heavy 3 phase power
- Excellent access to I-95, I-695 and MD Route 1
- Close proximity to the Port of Baltimore

BUILDING 1:	39,840 SF ± (WAREHOUSE)
BUILDING 2:	2,661 SF ± (OFFICE)
LOT SIZE:	3.78 ACRES ±
CLEAR HEIGHT:	14'-33' (WAREHOUSE)
DRIVE-INS:	3 (18' W x 18' H)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)



AERIAL



DRIVE-IN

BAYARD ST

BUSH ST



CLEAR HEIGHT = 33' ±

CLEAR HEIGHT = 14' ±

CLEAR HEIGHT = 33' ±

39,840 SF ± **WAREHOUSE**

W/ 1,400 SF ± OFFICE/BREAKROOM

2,661 SF ± **OFFICE**

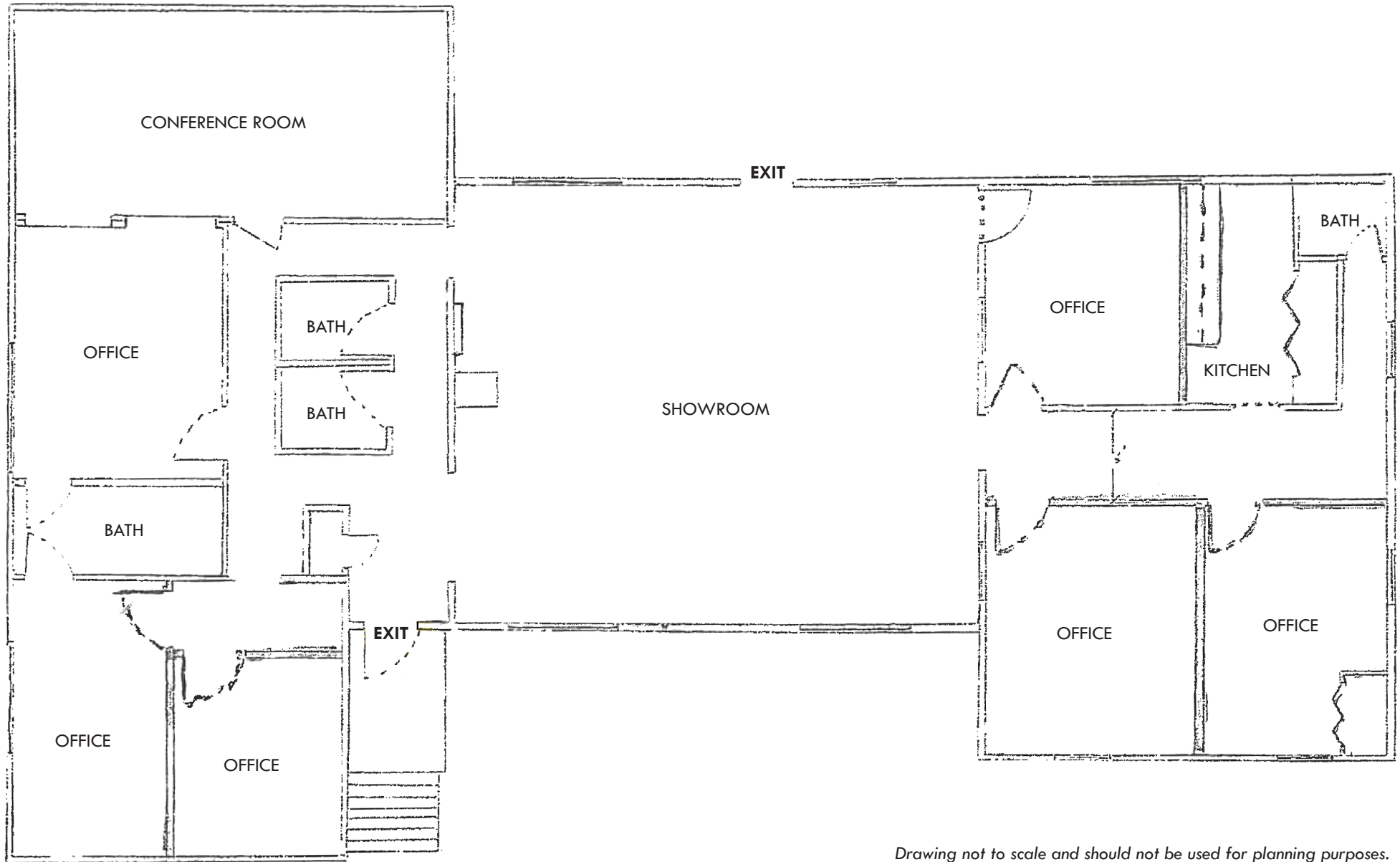
RIDGELY ST



GOOGLE STREET VIEW



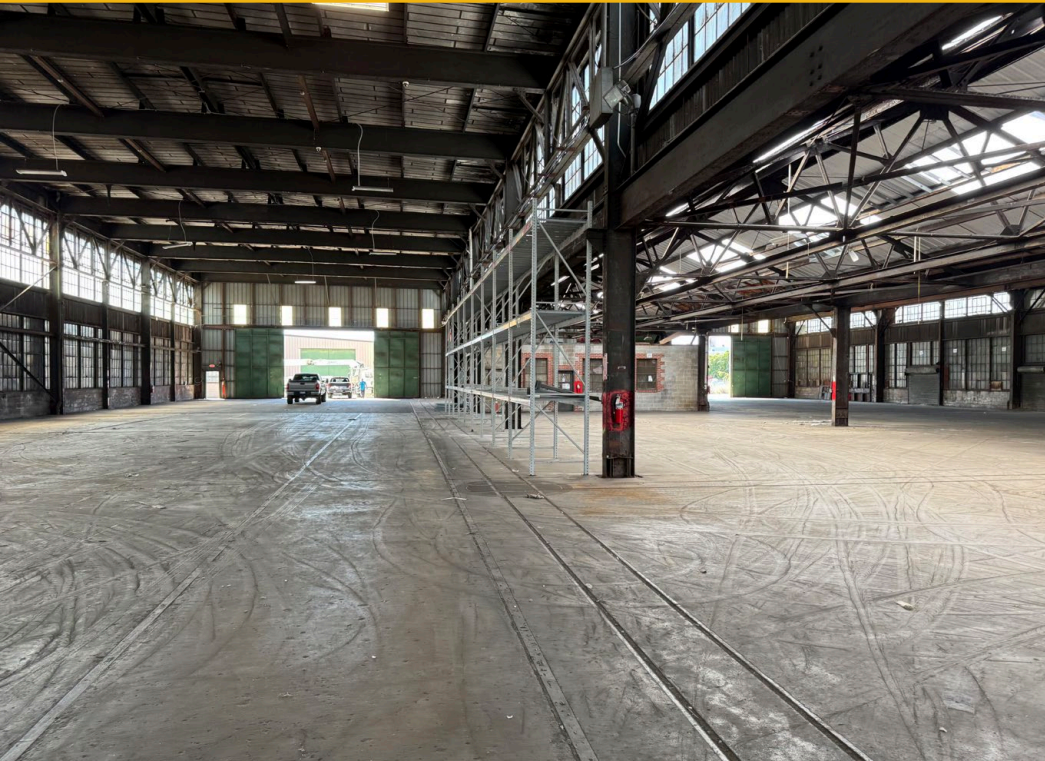
OFFICE FLOOR PLAN



←←← PARKING LOT

*Drawing not to scale and should not be used for planning purposes.
Any and all measurements should be verified in the field.*

ADDITIONAL PHOTOS



LOCAL BIRDSEYE



BALTIMORE



THE PARAMOUNT
BALTIMORE

395



Public Storage

HORSESHOE
CASINO • BALTIMORE

DS
PIPE & STEEL SUPPLY, LLC

Hammerjacks
CHECKERSPOT
BREWINGS

Public Storage

U-STORE

ROYAL
FARMS

H
Hot
Exp

SITE

BAYARD ST

RUSSELL ST

RIDGELY ST

dash
in

BUSH ST

295



TRADE AREA

DRIVING DISTANCE TO:

295 0.3 MILES
1 MIN. DRIVE

95 0.5 MILES
2 MIN. DRIVE

695 3.7 MILES
5 MIN. DRIVE

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

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT
7.5 MILES
9 MIN. DRIVE

BALTIMORE, MD 2.2 MILES
7 MIN.

WASHINGTON, DC 36.5 MILES
40 MIN.

PHILADELPHIA, PA 106.0 MILES
1 HR. 40 MIN.

RICHMOND, VA 151.0 MILES
2 HRS. 10 MIN.



FOR MORE INFO **CONTACT:**

**ANDREW MEEDER, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com

**MATTHEW CURRAN, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com

**DANIEL HUDAK, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com

**ALTON CURRY**

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.