

# SALE/LEASE



Baltimore City, Maryland

## MULTI-PURPOSE INDUSTRIAL/RETAIL BUILDING

1900 BAYARD STREET | BALTIMORE, MD 21230



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**Henry Deford** | Vice President

☎ 410-494-4861 ✉ [hdeford@mackenziecommercial.com](mailto:hdeford@mackenziecommercial.com)

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**Michael Ruocco** | Senior Vice President & Principal

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## BUILDING SIZE/AVAILABLE

43,740 sf ±

## LAND AREA

18,120 SF ± (201-4 x 90)

## ZONING

I-1

## TRAFFIC COUNT

70,791 AADT (Russell St)

193,950 AADT (I-95)

## LOADING

Four (4) industrial loading dock doors

## HIGHLIGHTS

- ▶ High visibility positioned on Russell Street
- ▶ Located in a State of Maryland Enterprise Zone
- ▶ Available to serve – Culinary production, commercial kitchen, specialty food, and ghost kitchen operators
- ▶ Space ideal for manufacturing, last-mile fulfillment, 3PL, and distribution companies
- ▶ 2 minute drive to I-95
- ▶ 3 minute drive to I-395



# CARROLL CAMDEN AREA INDUSTRIAL / RETAIL BLDG

1900 BAYARD STREET | BALTIMORE, MD 21230





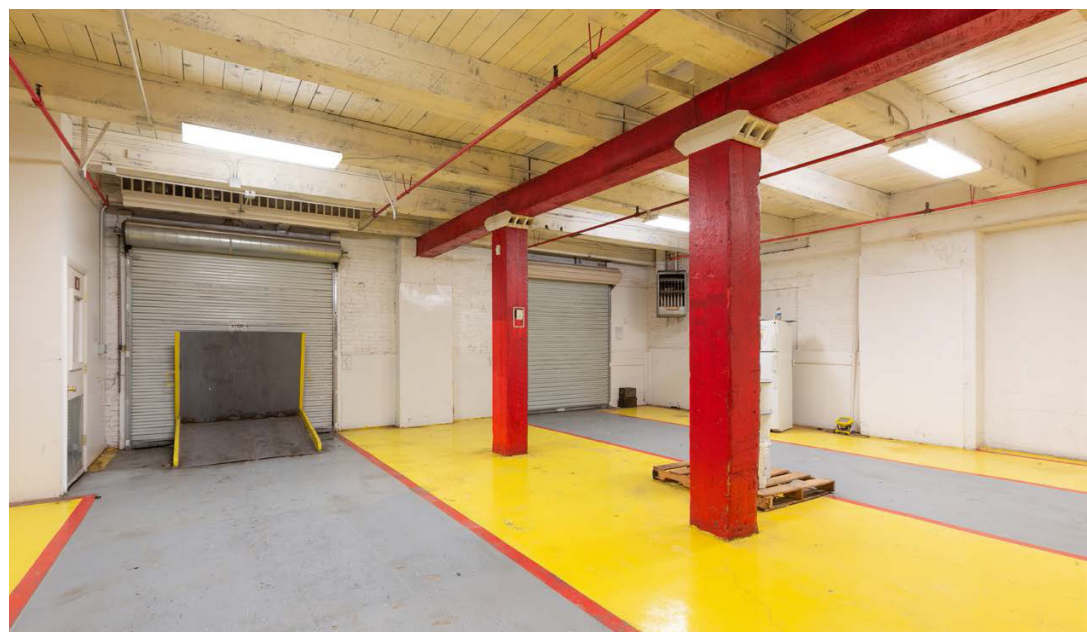
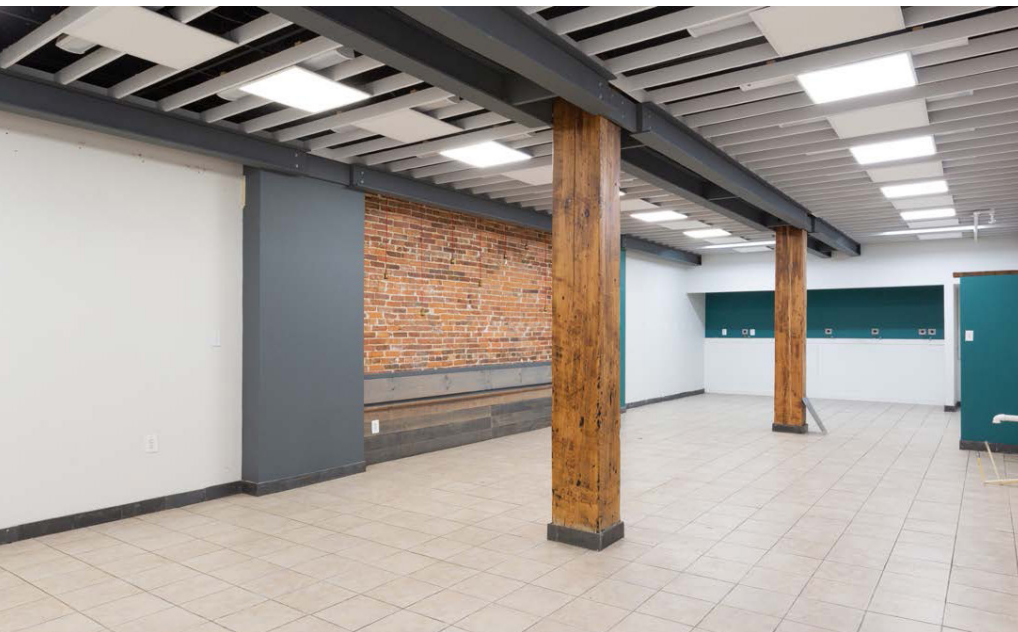
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# INTERIOR PHOTOS

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# PARCEL AERIAL

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## STATE OF MD ENTERPRISE ZONE BENEFITS

### Real Property Tax Credits

- Ten-year tax credit on improvements to real property
- 80 percent credit years 1-5
- Decreases 10 percent annually years 6-10
- Tax credit goes to the property owner

### Income Tax Credits

- \$1,000 credit per new employee
- \$6,000 credit over 3 years for hiring economically disadvantaged employees
- Credit may be carried forward for 5 years



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# LOCAL BIRDSEYE

1900 BAYARD STREET | BALTIMORE, MD 21230





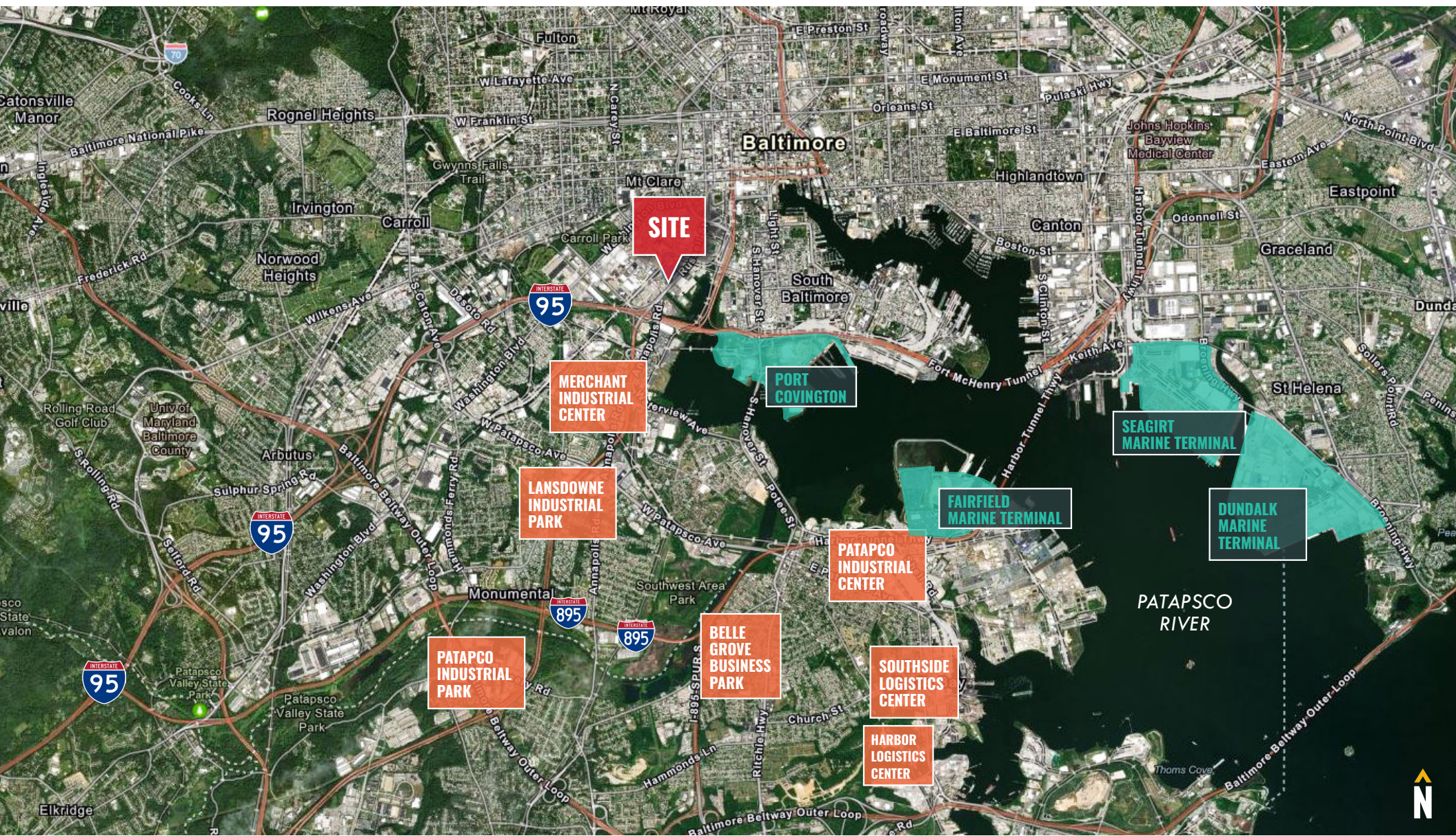
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# INDUSTRIAL TRADE AREA

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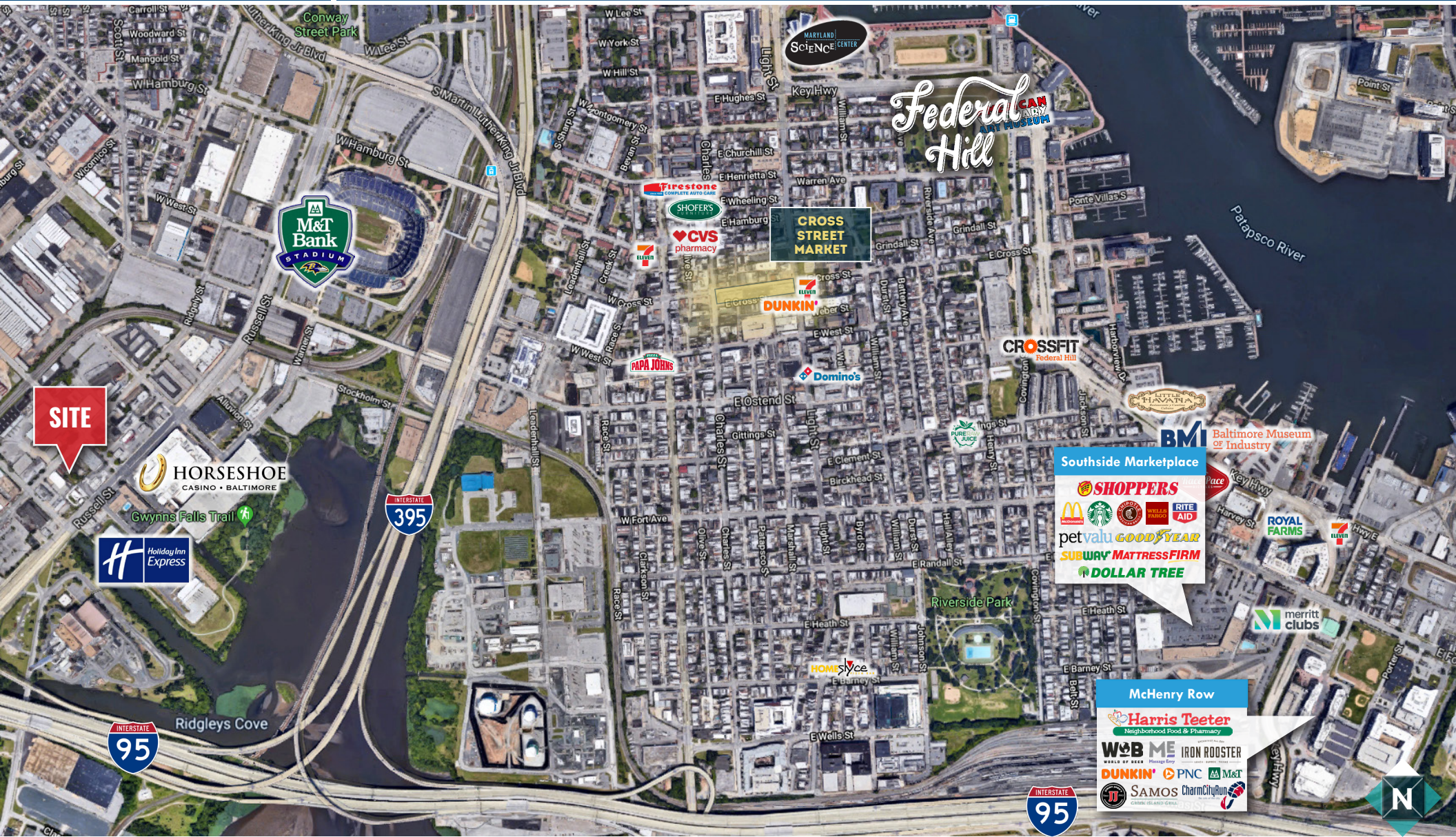
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# LOCAL TRADE AREA

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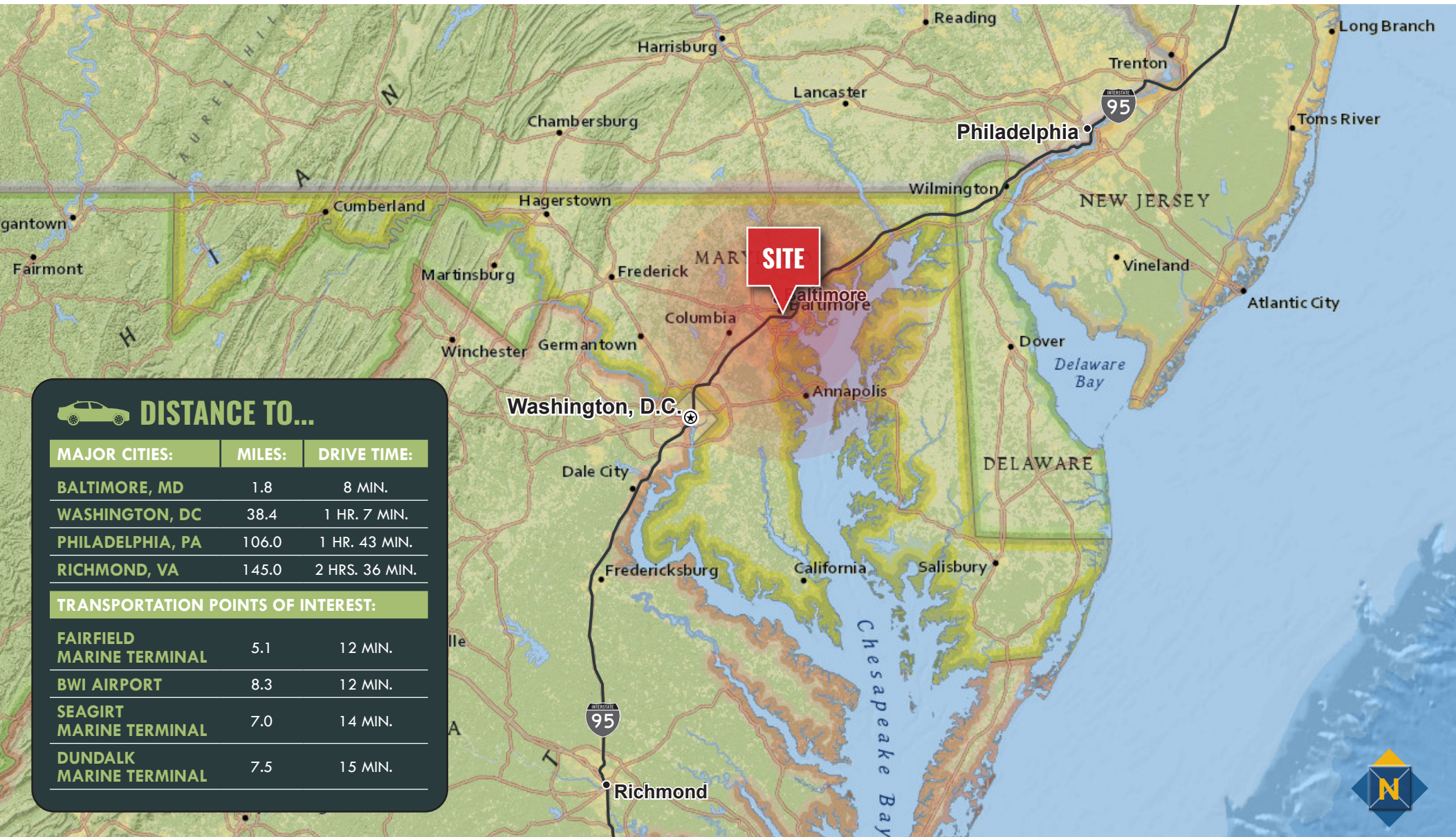
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# LOCATION

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