FOR **LEASE**

7,400 SF ± WAREHOUSE BLDG.

2107 MAISEL STREET | BALTIMORE, MARYLAND 21230

WITH **OUTDOOR STORAGE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 7,400 SF ± industrial building
- Includes 2,350 SF ± of recently renovated office
- One (1) 8'x8' loading dock
- LED lights
- Gas heaters
- Generous outdoor parking and/or storage area (0.33 acres ±)
- Easy access to I-95, I-295 and I-695
- Close proximity to Downtown Baltimore, the Port of Baltimore and BWI Airport

AVAILABLE:	7,400 SF ±
LOT SIZE:	0.52 ACRES ±
CLEAR HEIGHT:	12 ±
DOCKS:	1 (8' W x 8' H)
POWER:	3-PHASE 240V
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)





AERIAL







WICOMICO ST

MAISEL ST

LANGLEY ST

DOCK

GOOGLE **STREET VIEW**

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INTERIOR **PHOTOS**

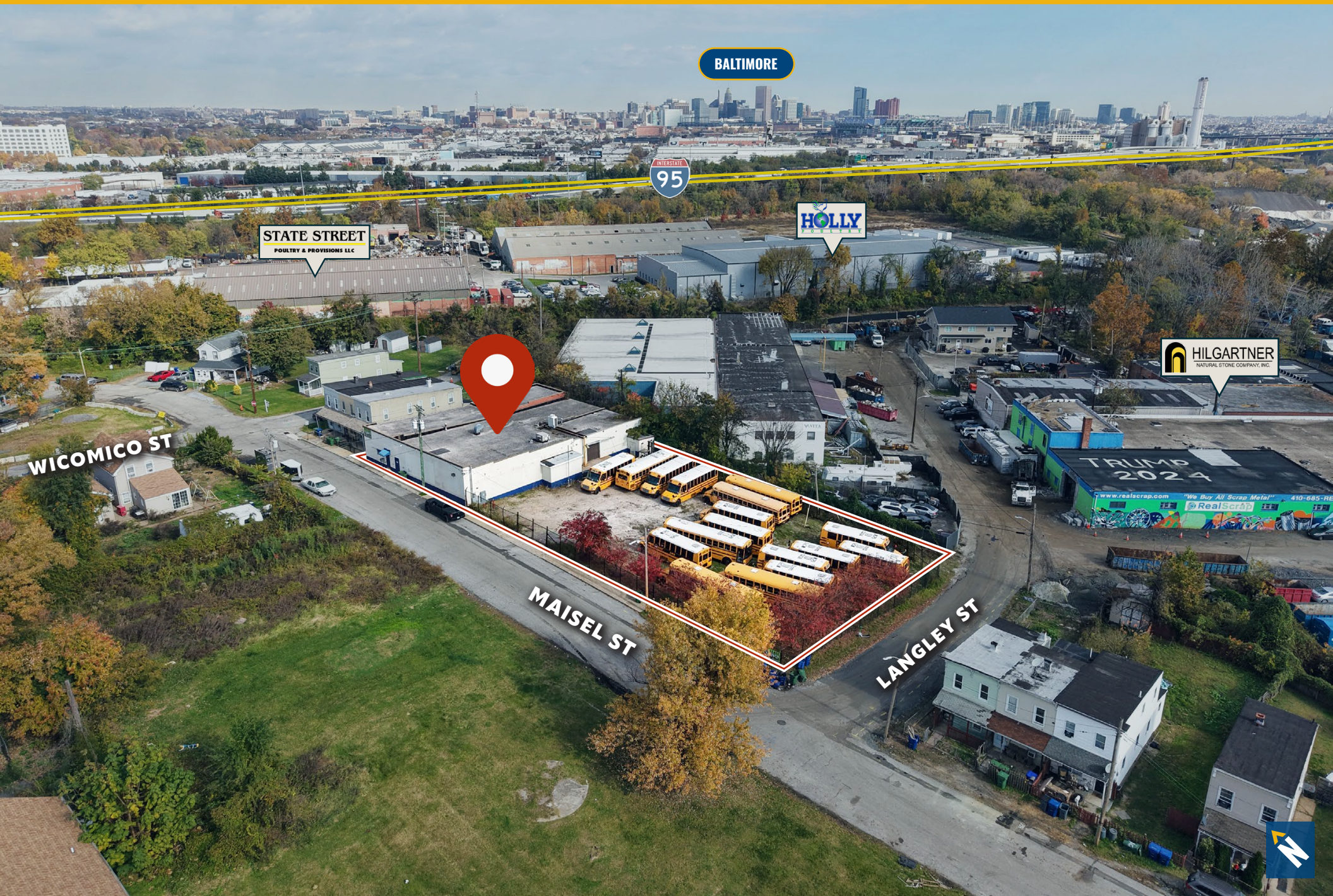








LOCAL **BIRDSEYE**



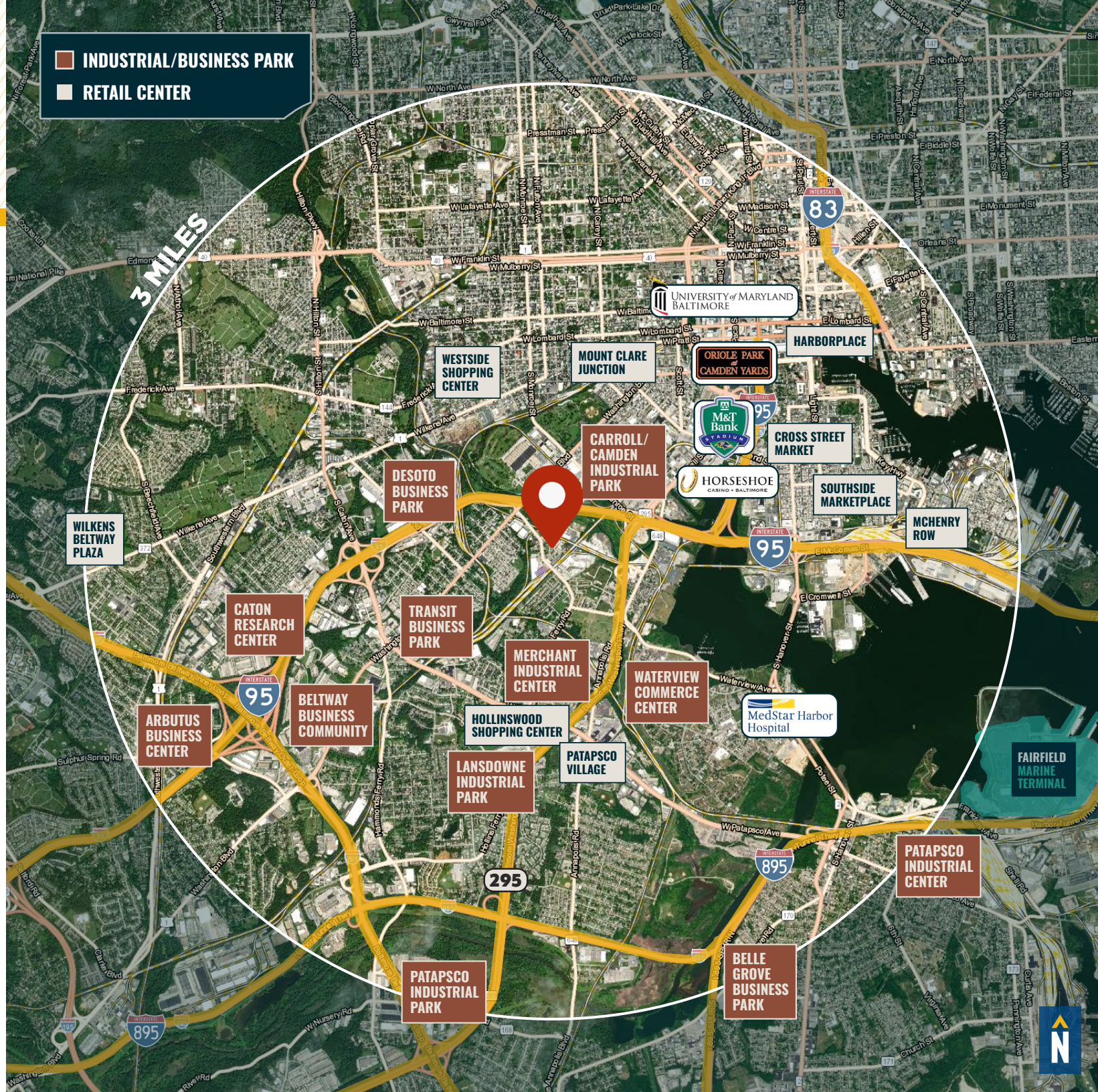
REGIONAL ACCESS

DRIVING DISTANCE TO:

- INTERSTATE 95 — 0.7 MILES — **3 MIN. DRIVE**
- 295 — 1.6 MILE — **5 MIN. DRIVE**
- INTERSTATE 695 — 3.0 MILES — **5 MIN. DRIVE**

- PORT OF BALTIMORE Helen Delich Bentley 1706 — 4.4 MILES — **12 MIN. DRIVE** (FAIRFIELD MARINE TERMINAL)
- BWI BALTIMORE/WASHINGTON INTERNATIONAL Thurgood Marshall AIRPORT — 7.5 MILES — **12 MIN. DRIVE**

BALTIMORE, MD	3.9 MILES	**12 MIN.**
WASHINGTON, DC	36.3 MILES	**40 MIN.**
PHILADELPHIA, PA	106.0 MILES	**1 HR. 40 MIN.**
RICHMOND, VA	153.0 MILES	**2 HRS. 20 MIN.**



FOR MORE INFO
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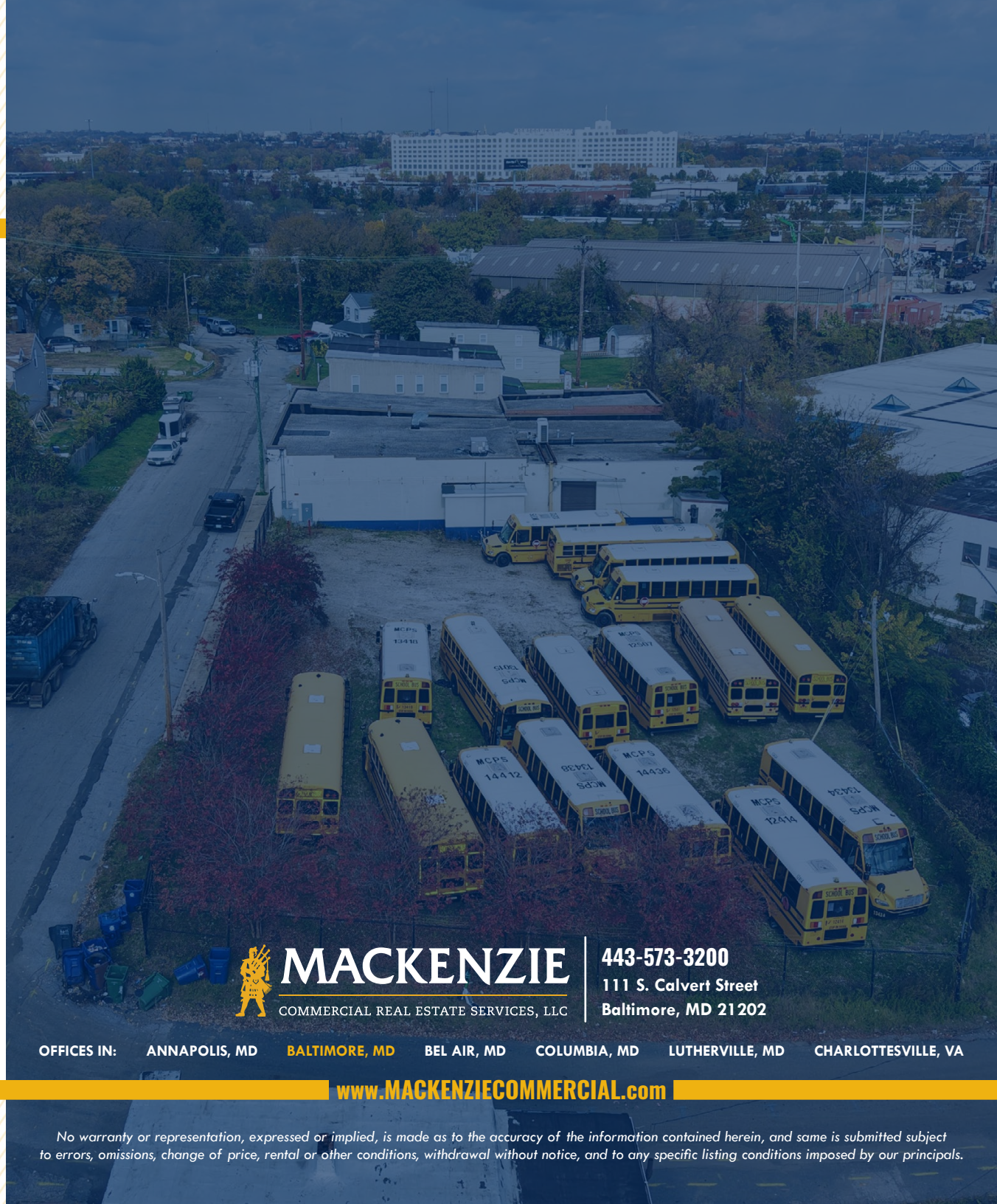
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www.MACKENZIECOMMERCIAL.com

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