INDUSTRIAL WAREHOUSE

WITH **OUTDOOR STORAGE**

FOR **SALE**

2200 WINCHESTER STREET | BALTIMORE, MARYLAND 21216



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 125,854 SF ± industrial warehouse building
- Ten (10) interior dock loading positions, seven (7) exterior dock doors, and one (1) drive-in door
- Wet sprinkler system, LED lighting, gas radiant warehouse heat, centrally conditioned office space
- Heavy 3-phase power
- Long-term roof lease with solar company
- 1.25 acres ± of outdoor storage

BUILDING SIZE:	125,854 SF ±
LOT SIZE:	5.98 ACRES ±
CLEAR HEIGHT:	18'-20' ±
COLUMNS:	25' W x 42' D ±
DOCKS:	17
DRIVE-INS:	1
POWER:	1,300A/220V 3P HEAVY
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)





AERIAL







DRIVE-IN

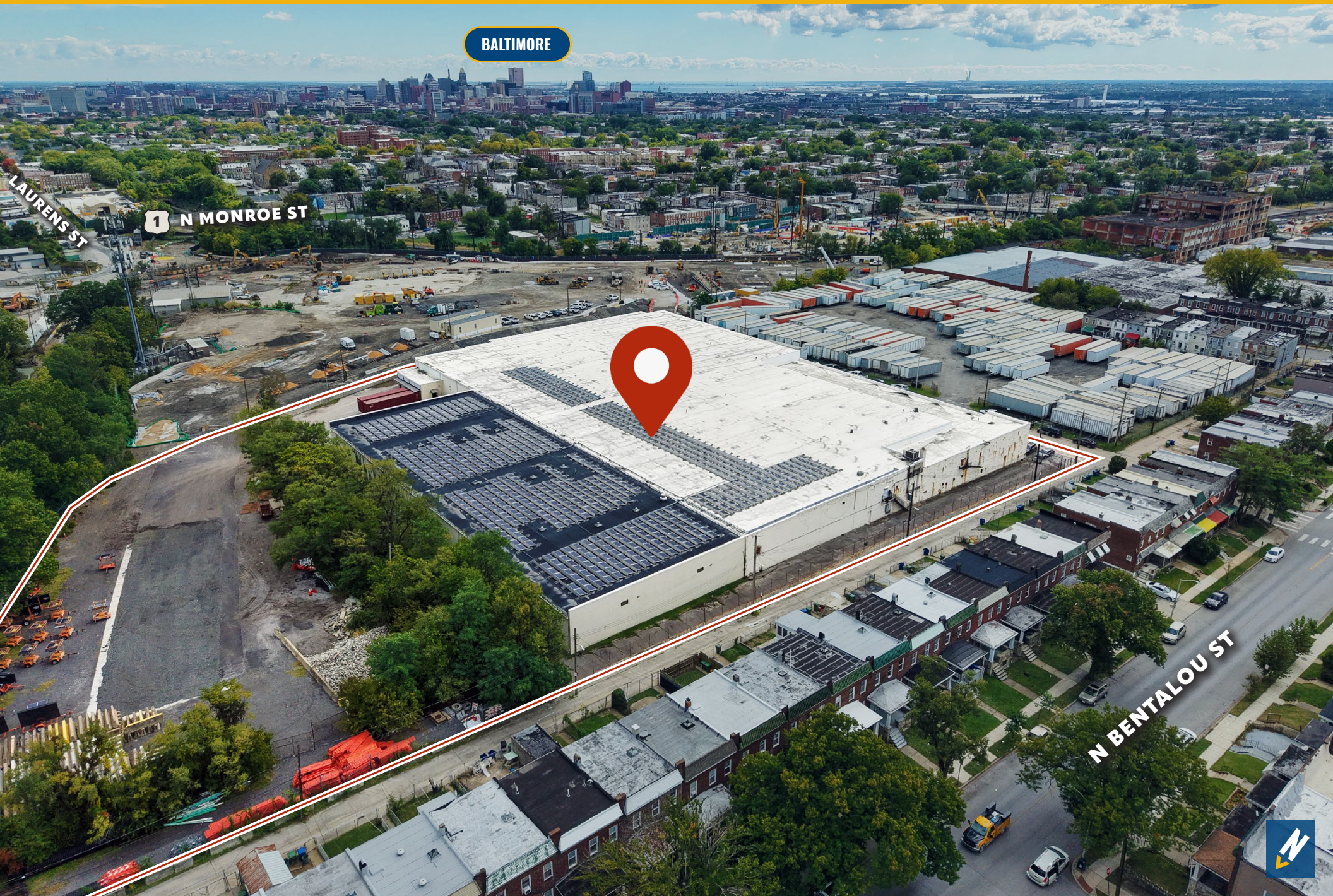
DOCK

1.25 AC ± OUTDOOR STORAGE

WINCHESTER ST

N

LOCAL **BIRDSEYE**



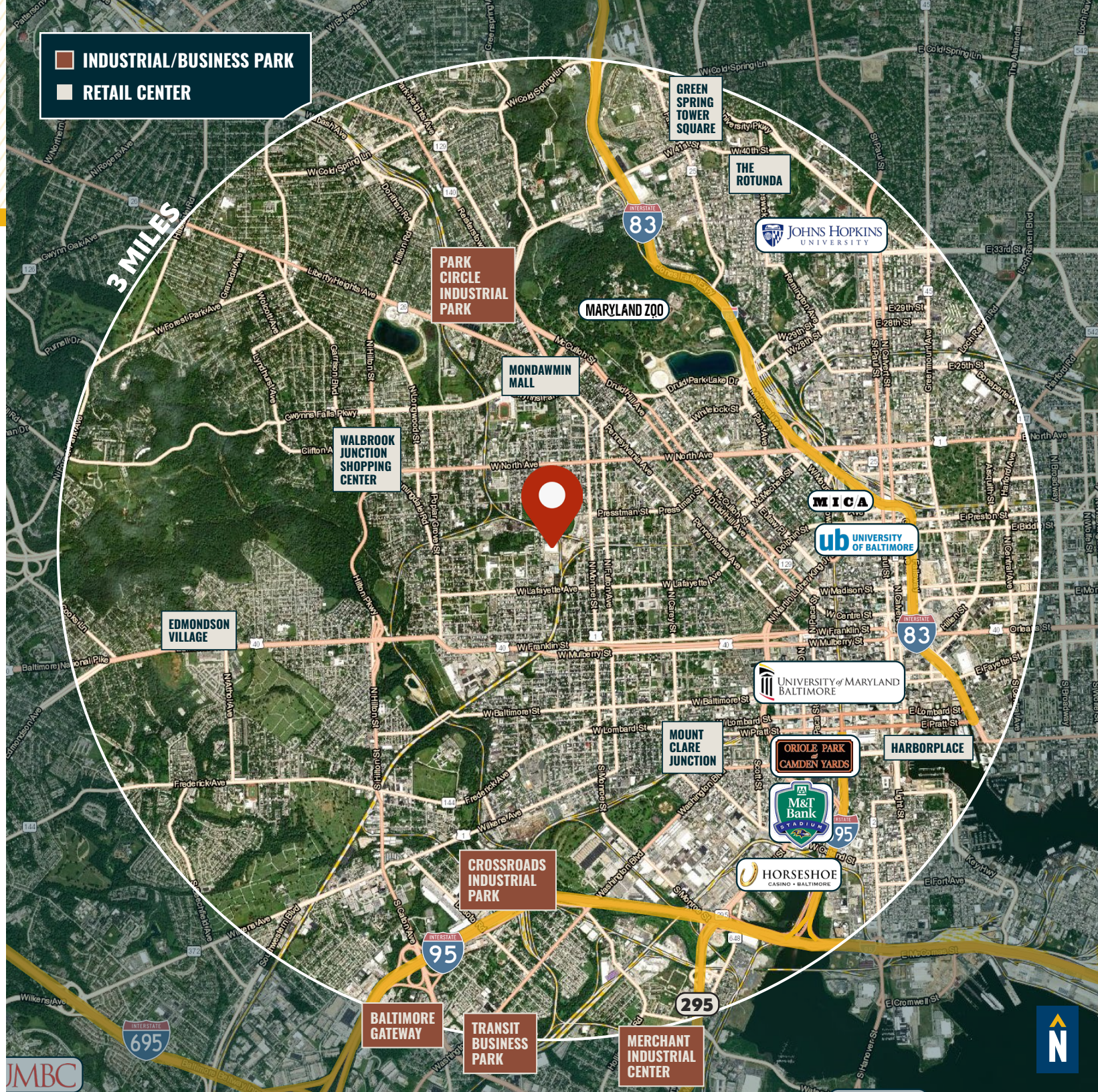
REGIONAL ACCESS

DRIVING DISTANCE TO:

- 40 — 0.7 MILES — **4 MIN. DRIVE**
- INTERSTATE 83 — 2.3 MILES — **8 MIN. DRIVE**
- INTERSTATE 95 — 4.2 MILES — **9 MIN. DRIVE**

- PORT OF BALTIMORE 1706 Helen Delich Bentley — 7.1 MILES — **16 MIN. DRIVE** (FAIRFIELD MARINE TERMINAL)
- BWI BALTIMORE/WASHINGTON INTERNATIONAL Thurgood Marshall AIRPORT — 10.1 MILES — **16 MIN. DRIVE**

BALTIMORE, MD	3.3 MILES	**10 MIN.**
WASHINGTON, DC	38.9 MILES	**50 MIN.**
PHILADELPHIA, PA	108.0 MILES	**1 HR. 40 MIN.**
RICHMOND, VA	153.0 MILES	**2 HRS. 20 MIN.**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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