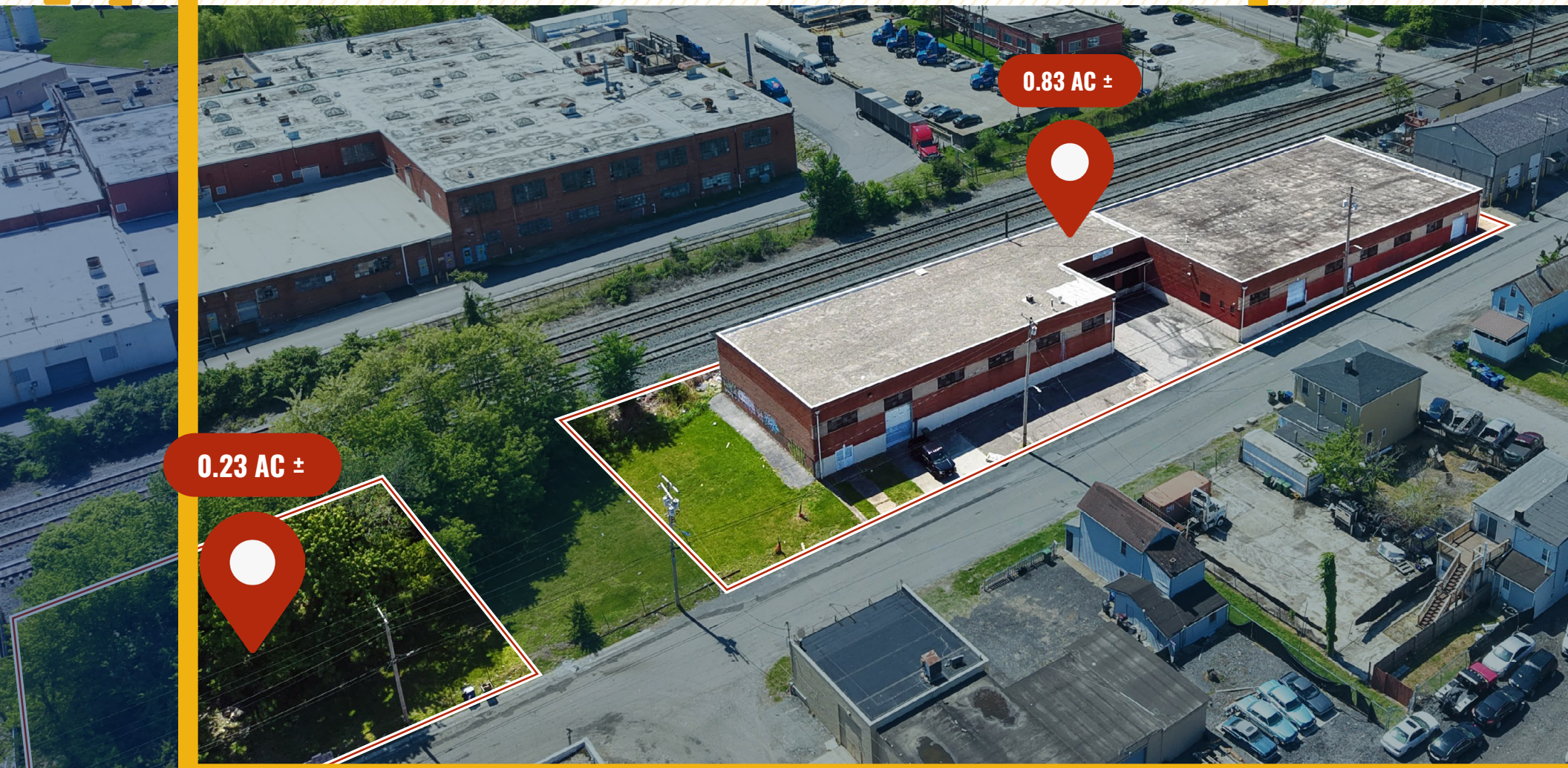
20K SF ± WAREHOUSE BUILDING

2315-2333 SEVERN STREET | BALTIMORE, MARYLAND 21230

FOR **SALE/ LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 20,000 SF ± warehouse building on 1.06 acres ±
- Four (4) docks and three (3) drive-ins
- 13 parking spaces
- Easy access to I-95, I-295 and I-695
- Close proximity to Downtown Baltimore, the Port of Baltimore and BWI Airport

BUILDING SIZE:	20,000 SF ±
LOT SIZE:	1.06 ACRES ± (2 PARCELS)
CLEAR HEIGHT:	16'-22' ±
DOCKS:	4
DRIVE-INS:	3
POWER:	3P 240V
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
RENTAL RATE:	**$6.95 PSF, NNN**





AERIAL







DRIVE-IN
DOCK

ELMIRA ST
SEVERN ST
MAISEL ST

2333:
0.23 AC ±

2315:
0.83 AC ±

10' W x 14' H
12' W x 10' H
8' W x 8' H
10' W x 10' H
10' W x 10' H

N

LOCAL **BIRDSEYE**



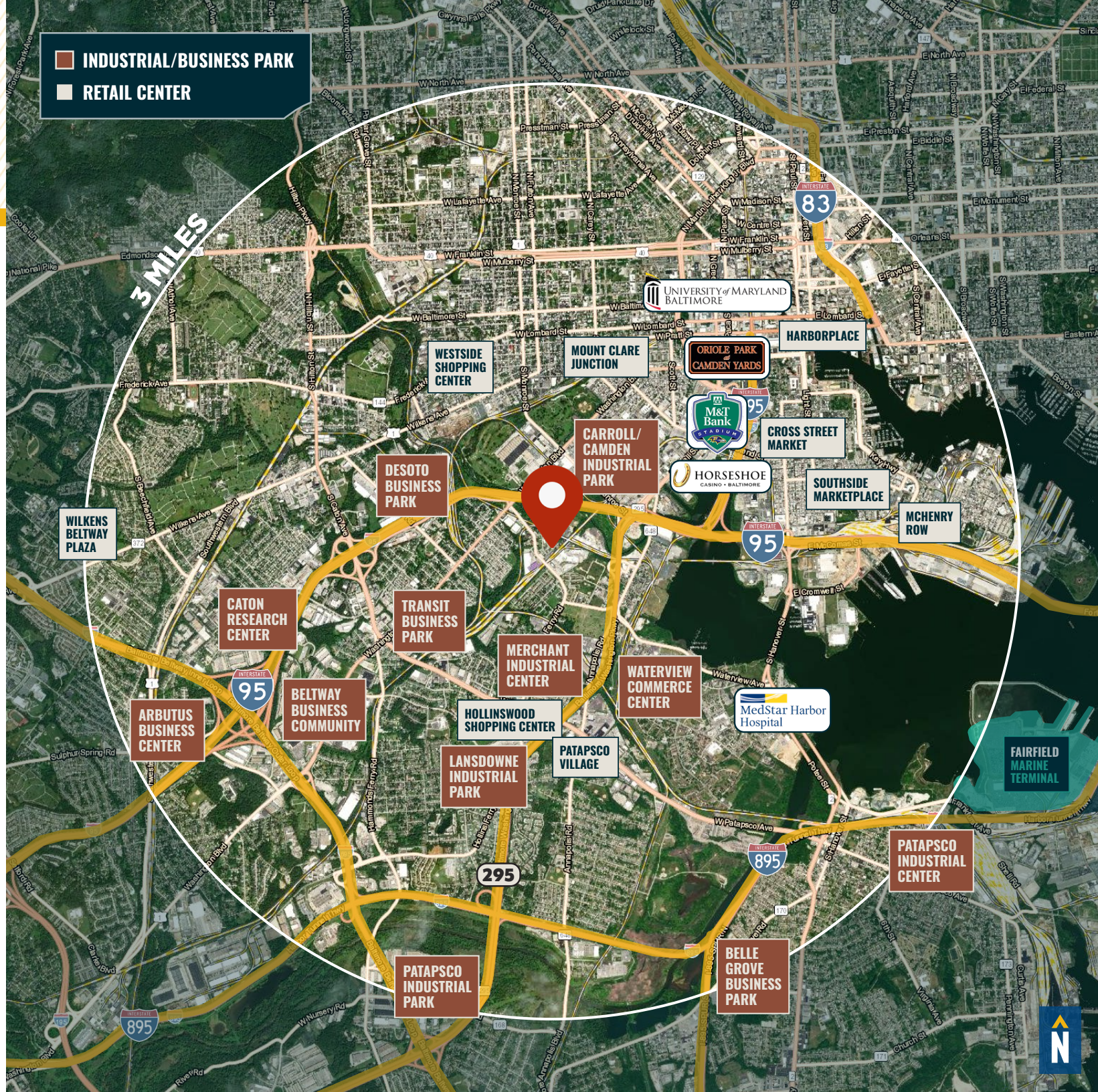
REGIONAL ACCESS

DRIVING DISTANCE TO:

- **I-95** — 0.6 MILES — **3 MIN. DRIVE**
- **295** — 1.0 MILE — **4 MIN. DRIVE**
- **I-695** — 3.1 MILES — **5 MIN. DRIVE**

- **PORT OF BALTIMORE** (Helen Delich Bentley, 1706) — 4.2 MILES — **12 MIN. DRIVE** (FAIRFIELD MARINE TERMINAL)
- **BWI** Baltimore/Washington International Thurgood Marshall Airport — 7.3 MILES — **10 MIN. DRIVE**

BALTIMORE, MD	3.9 MILES	**10 MIN.**
WASHINGTON, DC	36.2 MILES	**45 MIN.**
PHILADELPHIA, PA	106.0 MILES	**1 HR. 40 MIN.**
RICHMOND, VA	146.0 MILES	**2 HRS. 10 MIN.**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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