



20K SF ± WAREHOUSE BUILDING

2315 SEVERN STREET | BALTIMORE, MARYLAND 21230

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 20,000 SF \pm warehouse building on .83 acres \pm
- 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



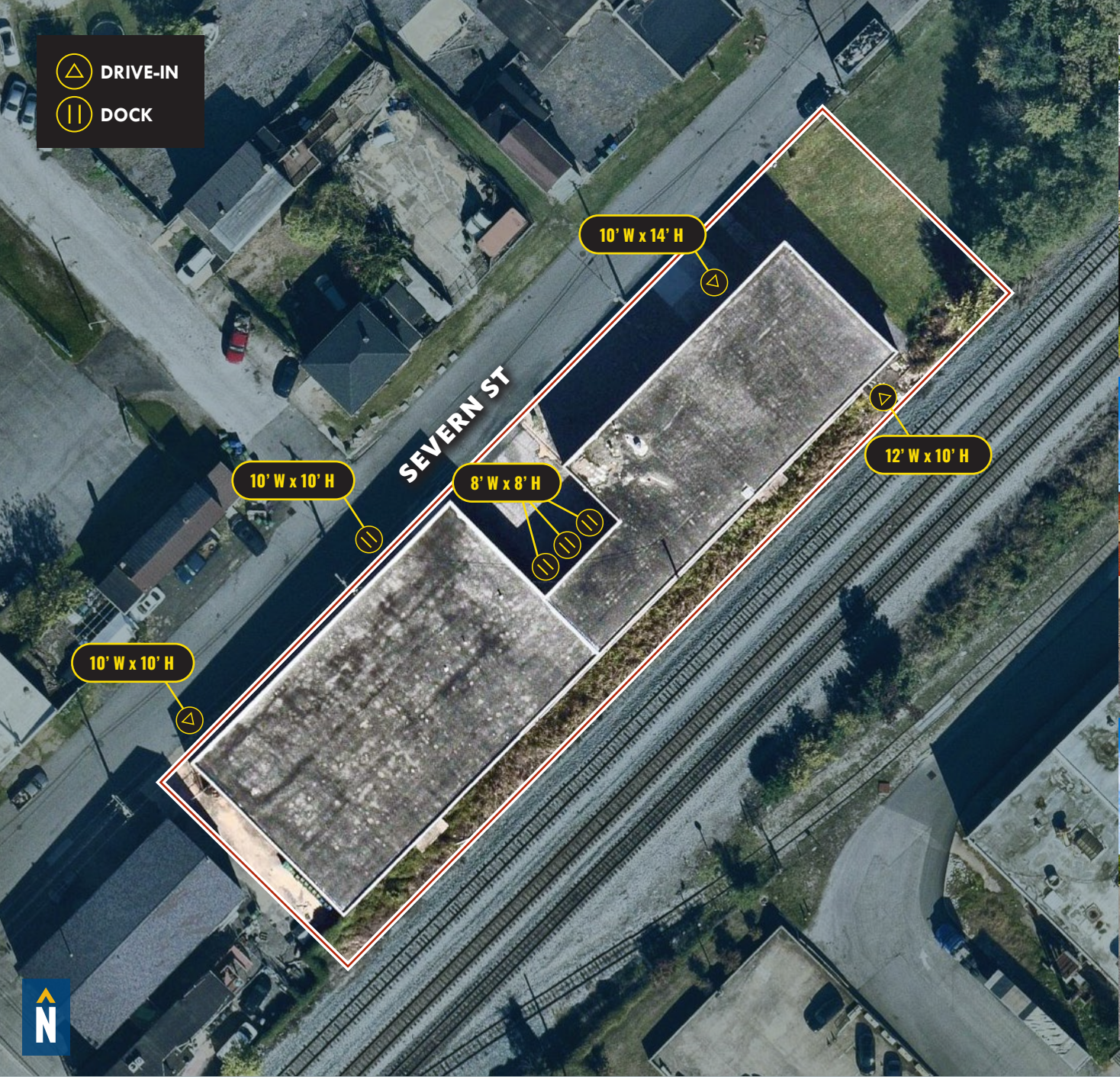
BUILDING SIZE:	20,000 SF \pm
LOT SIZE:	0.83 ACRES \pm
CLEAR HEIGHT:	16'-22' \pm
DOCKS:	4
DRIVE-INS:	3
POWER:	3P 240V
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
RENTAL RATE:	\$6.95 PSF, NNN



GOOGLE STREET VIEW



AERIAL



LOCAL BIRDSEYE



BALTIMORE

HOWARD UNIFORM

95

FLOORS FLOORING

295

95

STATE STREET POULTRY & PROVISIONS LLC

FLANIGAN

HILGARTNER FACTORY STORE COMPANY INC.

MAISEL ST

SEVERN ST

SHERWIN-WILLIAMS

Crusader Chemical Co

HOLLINS FERRY RD



FOR MORE INFO CONTACT:



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com



ALTON CURRY

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com



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



VISIT **PROPERTY PAGE** FOR MORE INFORMATION

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.