



INDUSTRIAL WAREHOUSE with IOS

2425 SIDNEY AVENUE | BALTIMORE, MARYLAND 21230

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 13,433 SF \pm industrial warehouse on 1.31 Ac \pm
- Two (2) drive-ins
- Fenced, paved and gated/secured
- Multiple access points (Indiana Ave/Maisel St)
- Excellent access to I-95 and I-295

AVAILABLE:

13,433 SF \pm

LOT SIZE:

1.31 ACRES \pm

CLEAR HEIGHT:

18' \pm

DRIVE-INS:

2

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)
R-7 (MIXED RESIDENTIAL DISTRICT)

RENTAL RATE:

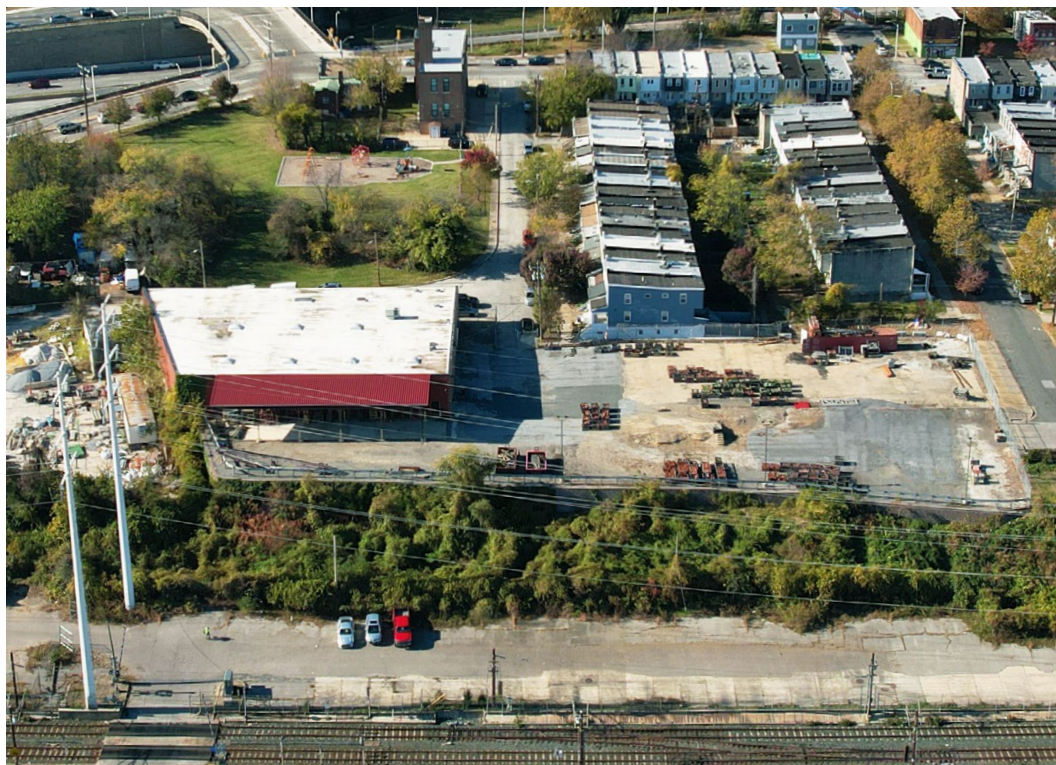
NEGOTIABLE



AERIAL



INTERIOR PHOTOS



LOCAL BIRDSEYE



BALTIMORE

ORIOLE PARK
CAMDEN YARDS

M&T Bank
STADIUM

HORSESHOE
CASINO • BALTIMORE

TOPGOLF

395

95

95

295

BALTIMORE CITY
"Public Protecting People"
FIRE SERVICE

ANNAPOLIS RD

MAISEL ST

INDIANA AVE

SIDNEY AVE

WATERVIEW AVE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
0.8 MILES
2 MIN. DRIVE

295
0.7 MILES
3 MIN. DRIVE

INTERSTATE 695
3.4 MILES
6 MIN. DRIVE

PORT OF BALTIMORE
3.3 MILES
8 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
6.7 MILES
9 MIN. DRIVE

BALTIMORE, MD
3.3 MILES
11 MIN.

WASHINGTON, DC
35.6 MILES
53 MIN.

PHILADELPHIA, PA
105.0 MILES
1 HR. 40 MIN.

RICHMOND, VA
150.0 MILES
2 HRS. 35 MIN.



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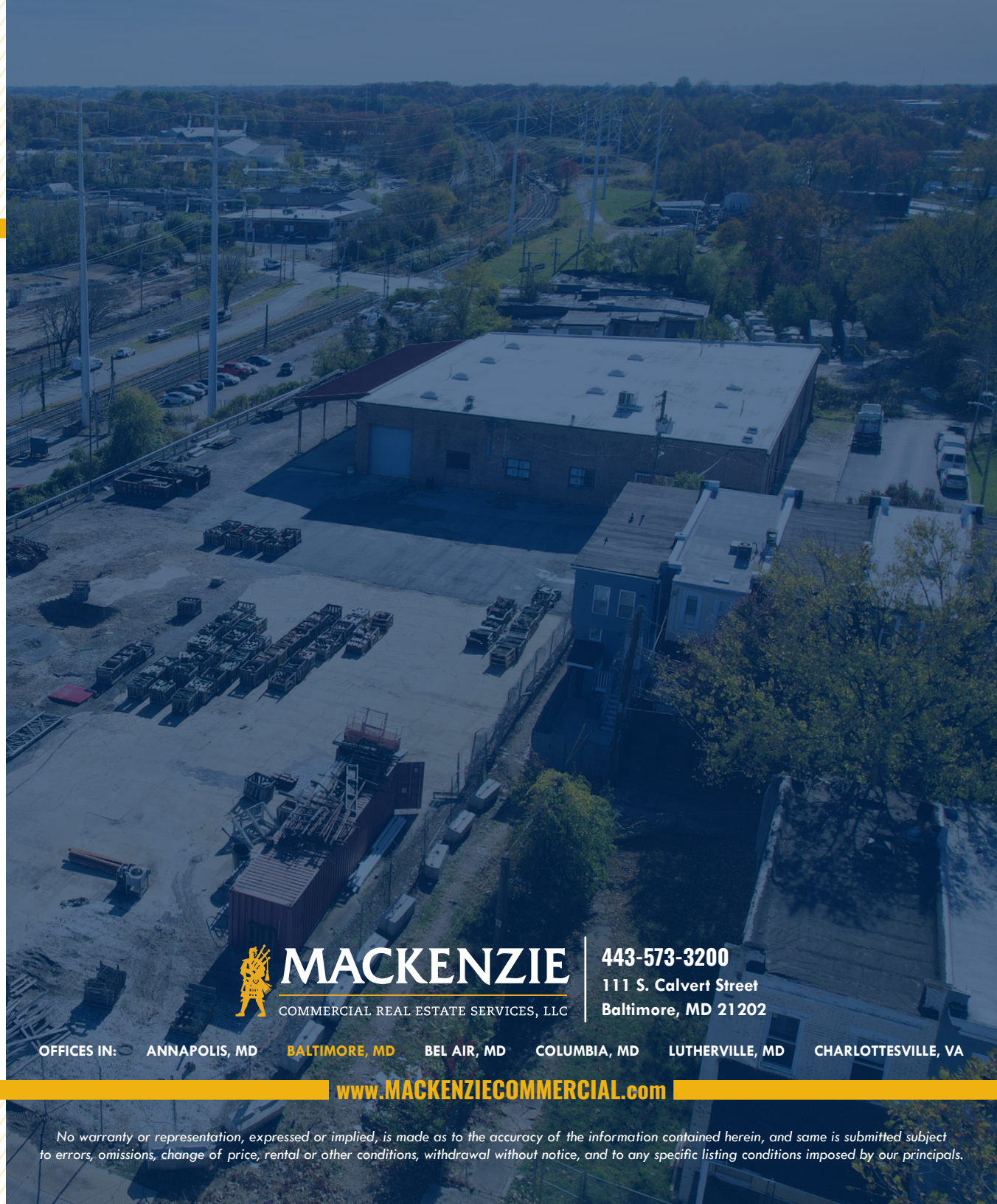
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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www.MACKENZIECOMMERCIAL.com

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