

# SALE/LEASE



Baltimore City, Maryland



## INDUSTRIAL WAREHOUSE

2601-2603 WATERVIEW AVENUE  
BALTIMORE, MARYLAND 21230



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## 24,938 SF TOTAL

- ▶ 2601 Waterview: 14,800 sf ±
- ▶ 2603 Waterview: 9,200 sf ±

## LOT SIZE

1.48 Acres ±

## ZONING

R-6

*(Currently operating as nonconforming use)*

## SALE PRICE

\$1,575,000

## YEAR BUILT

1938; Renovated 1988

## HIGHLIGHTS

- ▶ 3,000 sf ± office space
- ▶ Drive-in loading
- ▶ Oil heat
- ▶ 3 phase electric
- ▶ Ample on-site parking (20 surface spaces)
- ▶ Located in an Opportunity Zone



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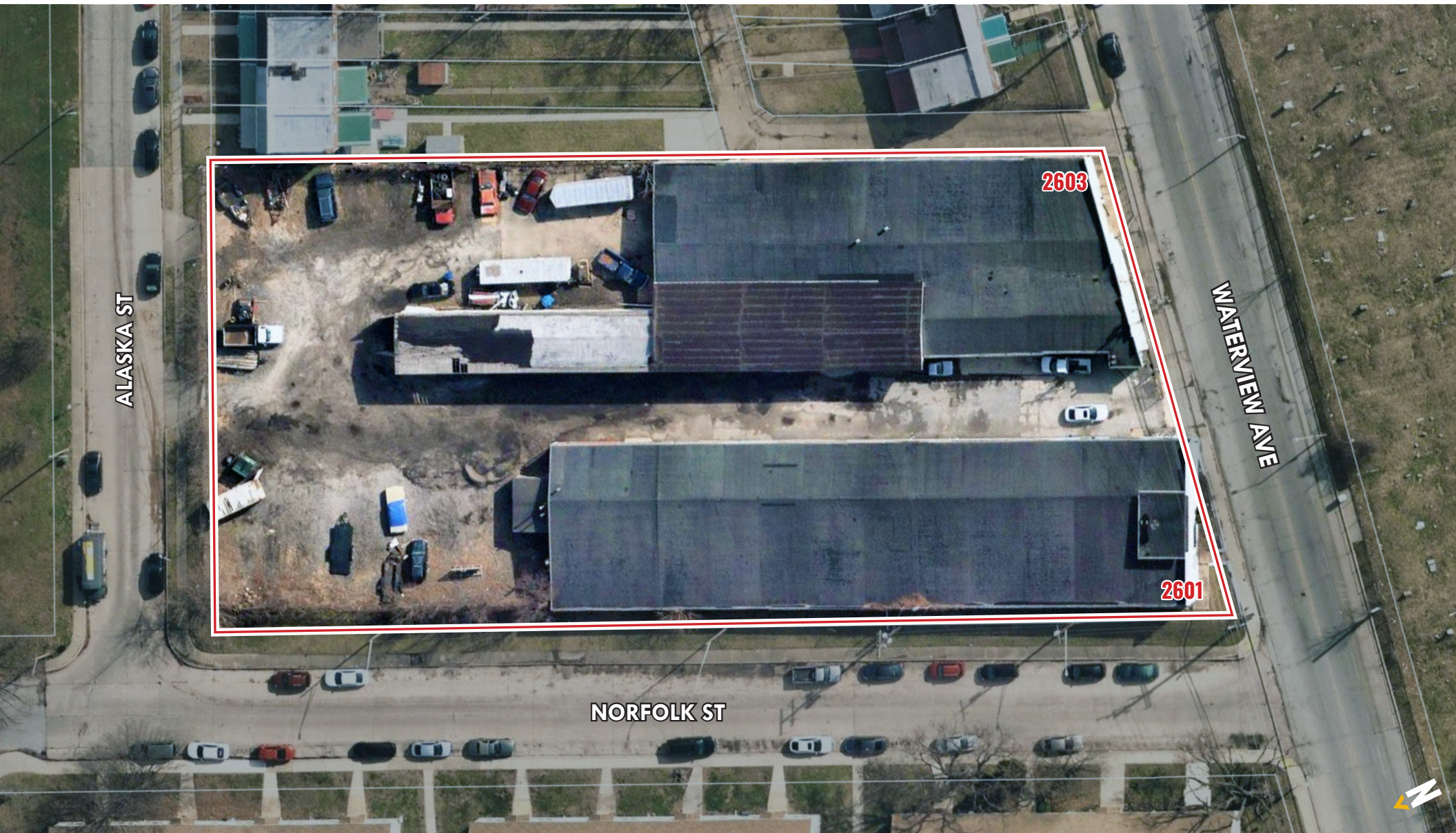
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# AERIAL/PARCEL OUTLINE

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# FLOOR PLAN

2601-2603 WATERVIEW AVENUE | BALTIMORE, MARYLAND 21230

## LOADING

Drive-In Doors

## CEILING HEIGHT

12'-6" - 15'-0"

## POWER

3 phase

## HEATING

Oil (Fired)

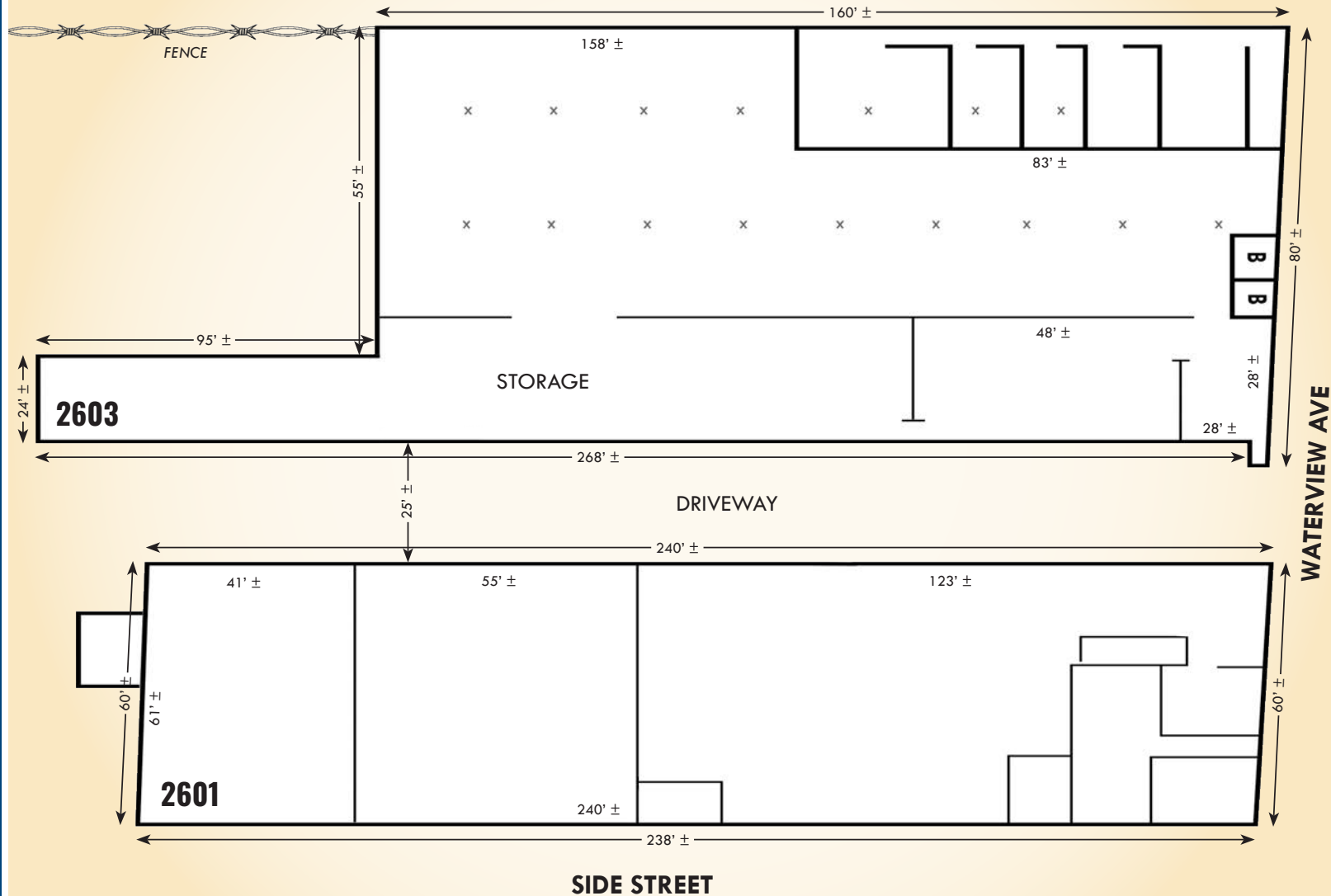
## SEWER

City

## WATER

City

Note: Drawing is not to scale and is for visual purposes. Dimensions are approximate only, and should not be used for planning purposes.

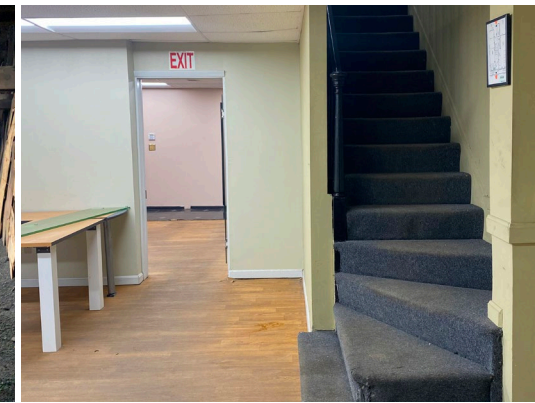
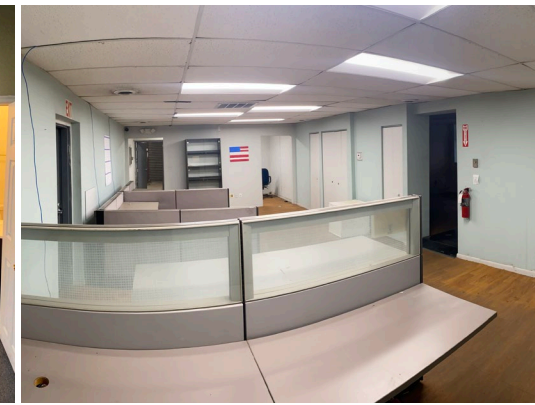
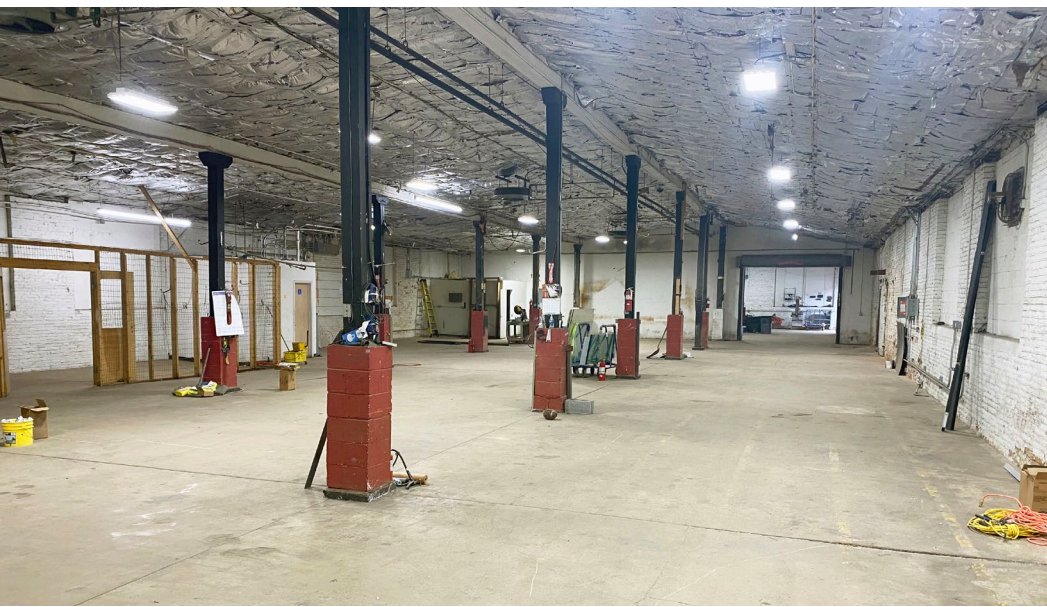


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# PHOTOS

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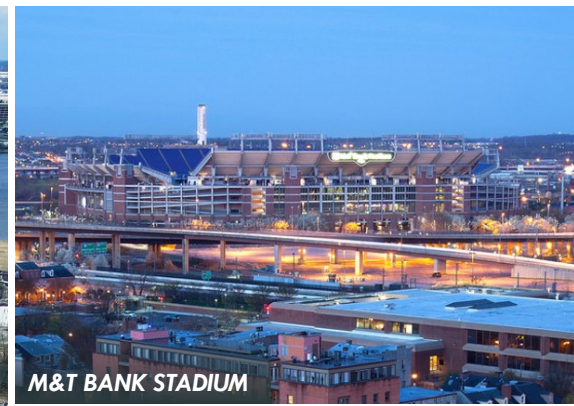
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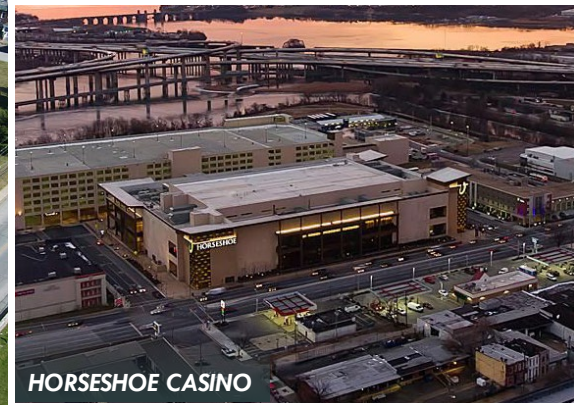
Baltimore City, Maryland

# LOCAL BIRDSEYE

2601-2603 WATERVIEW AVENUE | BALTIMORE, MARYLAND 21230



M&T BANK STADIUM



HORSESHOE CASINO



PROPOSED WESTPORT REDEVELOPMENT

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# TRADE AREA

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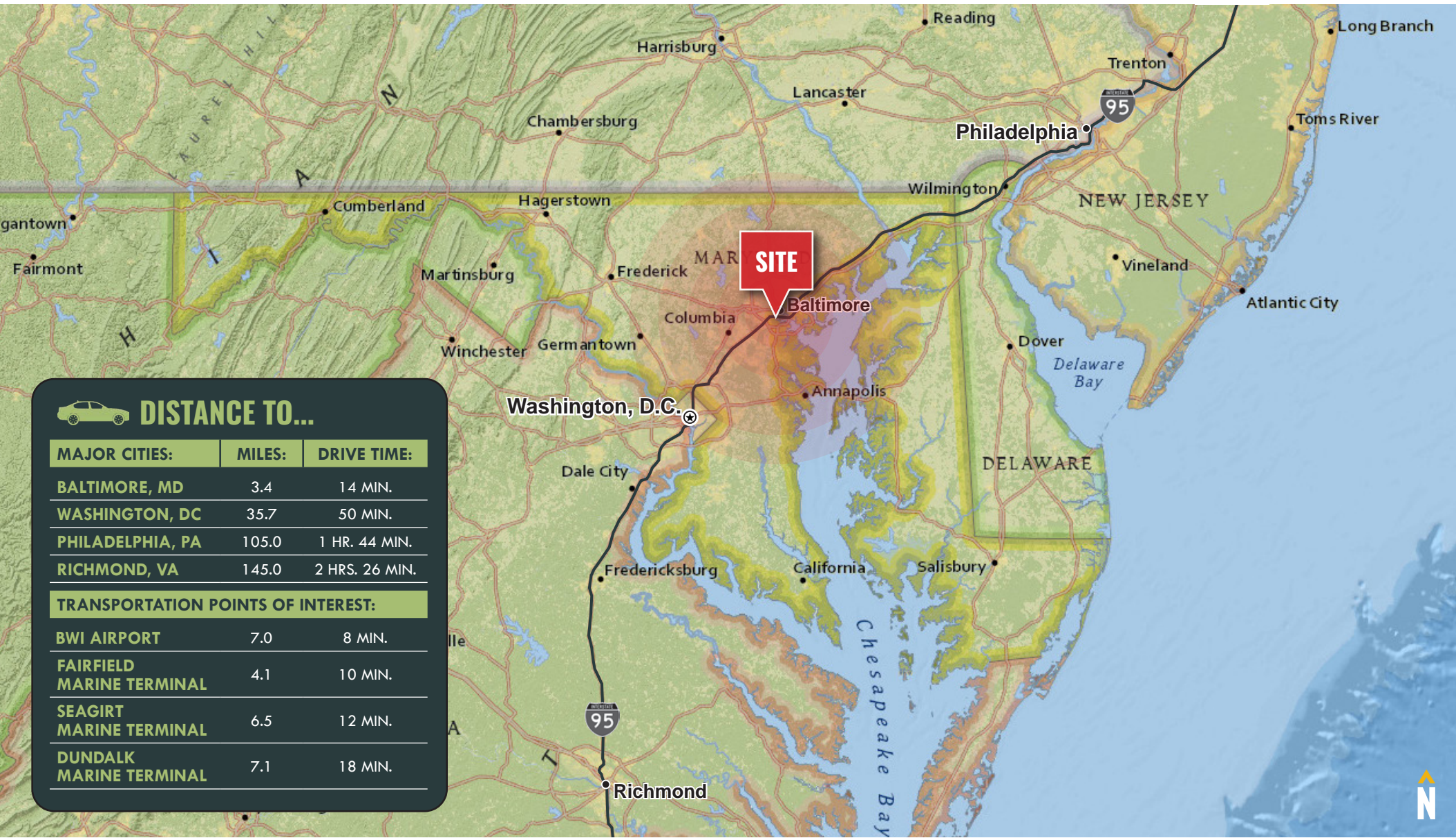
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# LOCATION

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 **DISTANCE TO...**

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	3.4	14 MIN.
WASHINGTON, DC	35.7	50 MIN.
PHILADELPHIA, PA	105.0	1 HR. 44 MIN.
RICHMOND, VA	145.0	2 HRS. 26 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
BWI AIRPORT	7.0	8 MIN.
FAIRFIELD MARINE TERMINAL	4.1	10 MIN.
SEAGIRT MARINE TERMINAL	6.5	12 MIN.
DUNDALK MARINE TERMINAL	7.1	18 MIN.





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