

SALE/LEASE

 Baltimore City, Maryland

INDUSTRIAL WAREHOUSE

2601-2603 WATERVIEW AVENUE
BALTIMORE, MARYLAND 21230

SALE/LEASE



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INDUSTRIAL WAREHOUSE

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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

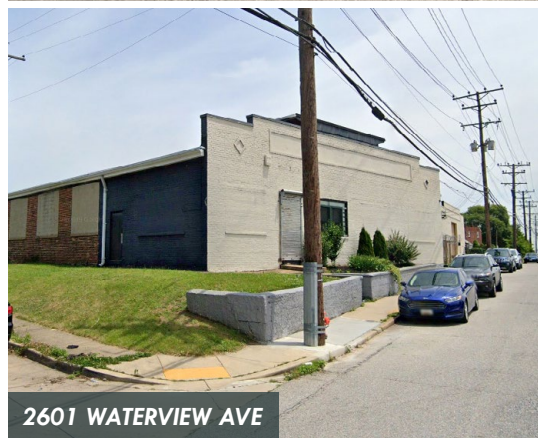
\$1,575,000

YEAR BUILT

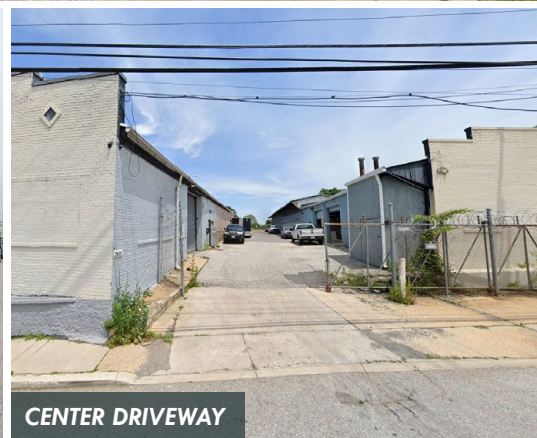
1938; Renovated 1988

HIGHLIGHTS

- ▶ 3,000 sf ± office space
- ▶ Drive-in loading
- ▶ Oil heat
- ▶ 3 phase electric
- ▶ Ample on-site parking (20 surface spaces)
- ▶ Minutes from I-295, I-695, I-95, I-895 and the BWI Airport
- ▶ Located in an Opportunity Zone



2601 WATERVIEW AVE



CENTER DRIVEWAY



REAR LOT/ENTRY



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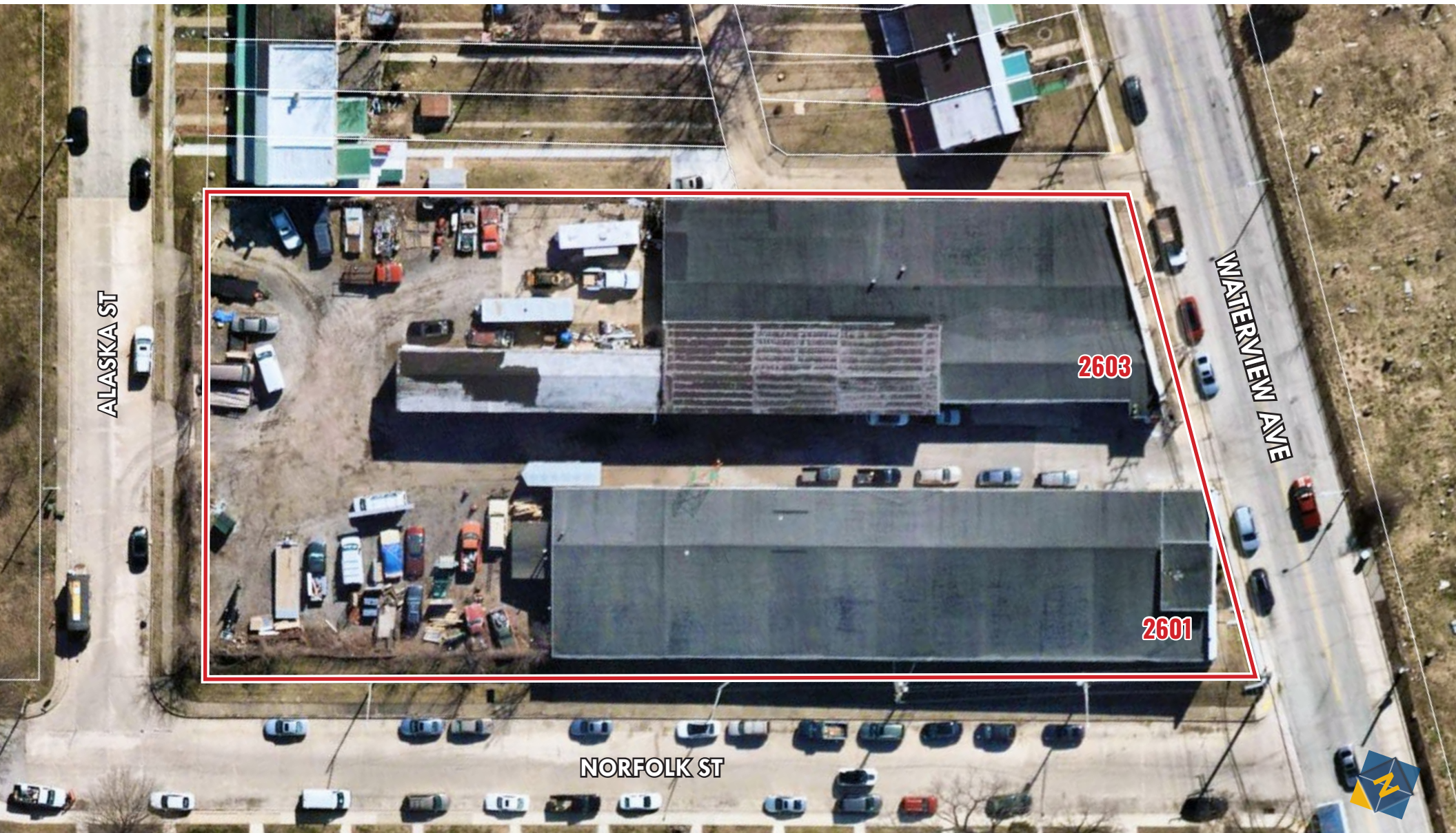
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AERIAL/PARCEL OUTLINE

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ALASKA ST

WATERVIEW AVE

NORFOLK ST

2603

2601



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SITE PLAN

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LOADING

Drive-In Doors

CEILING HEIGHT

12'-6" - 15'-0"

POWER

3 phase

HEATING

Oil (Fired)

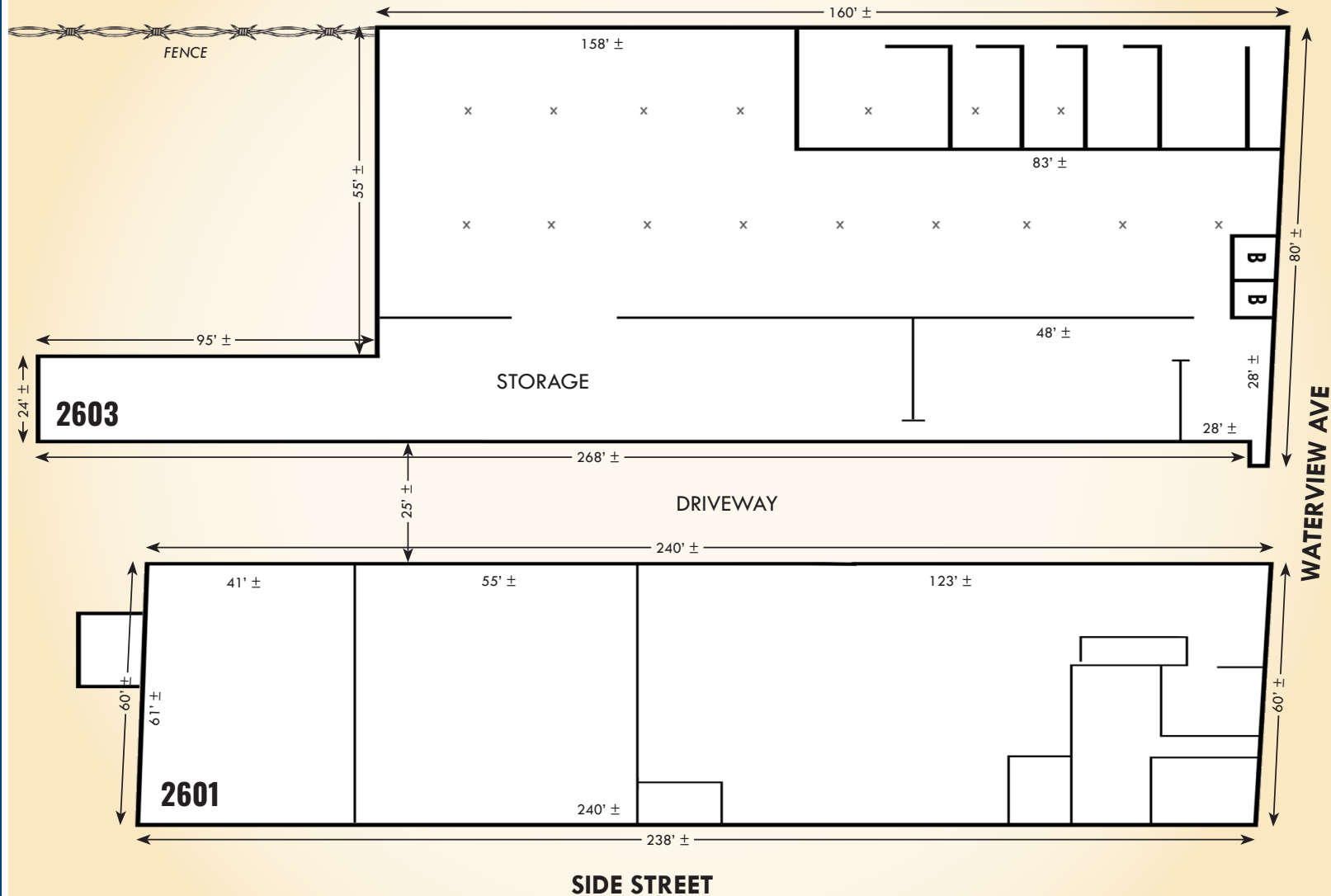
SEWER

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.



SALE/LEASE



Baltimore City, Maryland

BIRDSEYE

2601-2603 WATERVIEW AVENUE | BALTIMORE, MARYLAND 21230



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LOCATION

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DISTANCE TO...

BALTIMORE, MD	3.5 MI./10 MIN.
WASHINGTON, D.C.	35.8 MI./1 HR.
WILMINGTON, DE	74.1 MI./1 HR. 25 MIN.
PHILADELPHIA, PA	105 MI./1 HR. 55 MIN.

