



FOR **LEASE**

# TRUCK TERMINAL W/ 5.5 AC $\pm$ OUTDOOR STORAGE

2720 ANNAPOLIS ROAD | BALTIMORE, MARYLAND 21230



**MULTIPLE  
LEASING SCENARIOS  
POSSIBLE... SEE  
PAGE 3.**



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Hard to find truck terminal with excess land
- Entire property is fenced, gated, lit and secured (separate guard shack building)
- Superior loading (32 docks in terminal building)
- Heavy power
- Service bay warehouse in addition to terminal
- Electric gate
- Heavy industrial zoning
- Close proximity to major highways (I-295, I-95, I-695, I-8954) as well as downtown Baltimore
- *Multiple leasing scenarios possible (see next page)*

BUILDING 1: 21,035 SF ±

BUILDING 2: 1,750 SF ±

LOT SIZE: 5.5 ACRES ±

LOADING DOCKS: 32 (TERMINAL BUILDING)

DRIVE INS: 8 (TERMINAL BUILDING)

ZONING: I-2 (GENERAL INDUSTRIAL DISTRICT)





# AERIAL



**BLDG. 1**  
**21,035 SF ±**



**BLDG. 2**  
**1,750 SF ±**

**OPTION 1**

**7,000 SF ±**

**14,000 SF ±**

**OPTION 2**

**OPTION 1:**

LEASE 7,000 SF ± (PARTIAL BLDG. 1)  
ON 1.75 AC ±

**OPTION 2:**

LEASE 14,000 SF ± (PARTIAL BLDG. 1)  
AND 1,750 SF ± (FULL BLDG. 2)  
ON 3.88 AC ±

**OPTION 3:**

LEASE 21,000 SF ± (FULL BLDG. 1)  
AND 1,750 SF ± (FULL BLDG. 2)  
ON 5.63 AC ±

	BLDG. 1	BLDG. 2
Building Size:	21,035 SF ±	1,750 SF ±
Stories:	1	1
Construction:	Brick/Masonry	Steel/Aluminum
Clear Height:	10-12' ± (Cross Dock Portion) 14-16' ± (Service Bay)	N/A
Loading Docks:	32 ext	0
Drive Ins:	8	0
Cross Docks:	Yes	No
Sprinklers:	None	None

ANNAPOLIS RD

NOT INCLUDED





# LOCAL BIRDSEYE



BALTIMORE

INTERSTATE 95

395

INTERSTATE 95

MT. AUBURN CEMETERY

SITE

ReddyIce

SMI SOUTHERN MACHINERY

295

Freightliner BALTIMORE Freightliner Western Ltd.

northAmerican MOVING SERVICES

Direct Distribution & Logistics

SZCO

NOT INCLUDED

ANNAPOLIS RD

Fleet Services by Cox Automotive





# TRADE AREA

## DRIVING DISTANCE TO:

**295** 0.9 MILES  
4 MIN. DRIVE

**INTERSTATE 895** 2.5 MILES  
6 MIN. DRIVE

**INTERSTATE 95** 2.7 MILES  
7 MIN. DRIVE

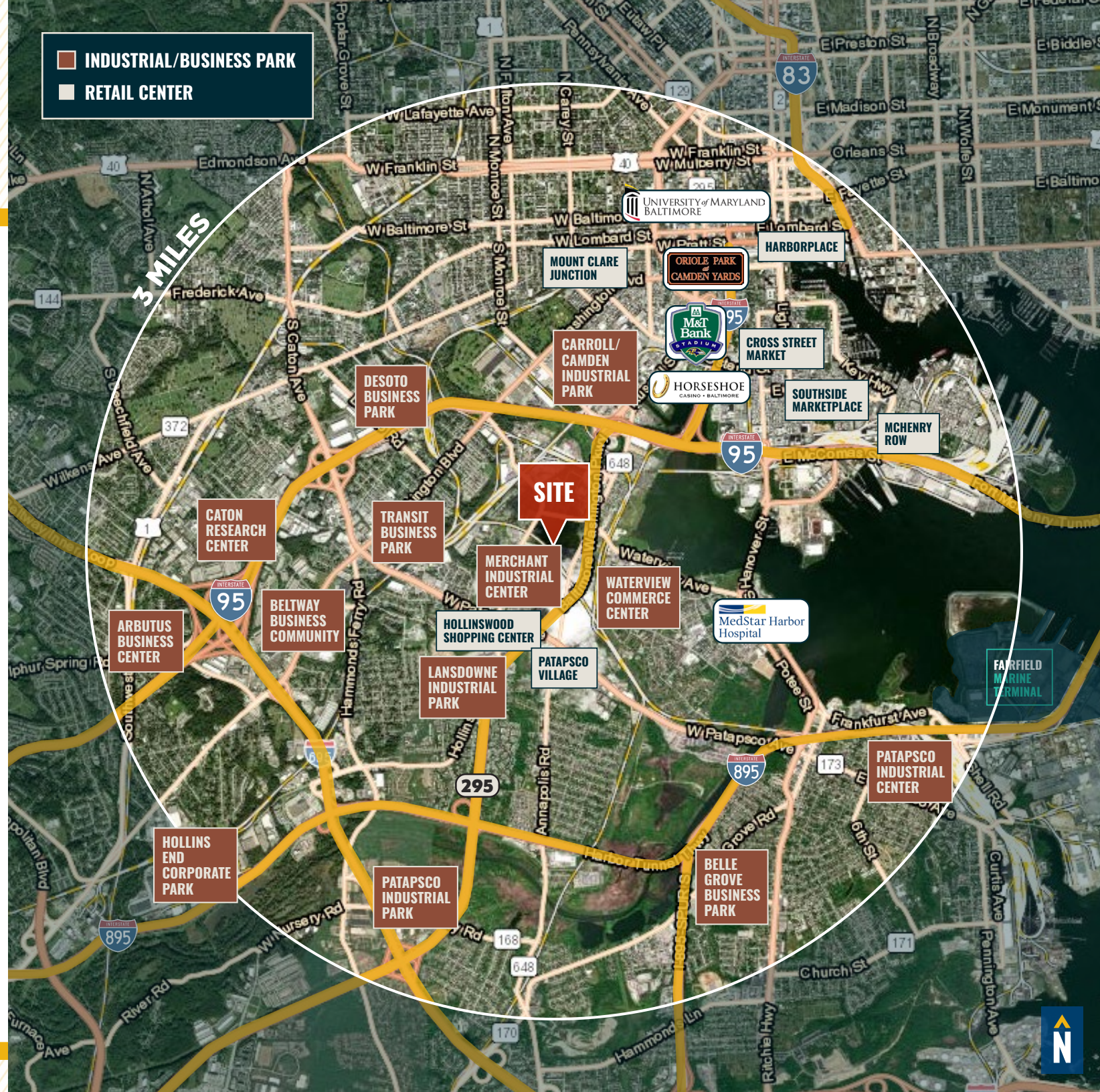
**PORT OF BALTIMORE**  
1706  
Helen Delich Beutler  
4.1 MILES  
8 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT  
6.6 MILES  
7 MIN. DRIVE

**BALTIMORE, MD** 3.4 MILES  
13 MIN.

**WASHINGTON, DC** 35.4 MILES  
50 MIN.

**PHILADELPHIA, PA** 106.0 MILES  
1 HR. 40 MIN.





# FOR MORE INFO **CONTACT:**



**ANDREW MEEDER, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4881**

**AMEEDER@mackenziecommercial.com**



**MATTHEW CURRAN, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3203**

**MCURRAN@mackenziecommercial.com**



**DANIEL HUDAK, SIOR**

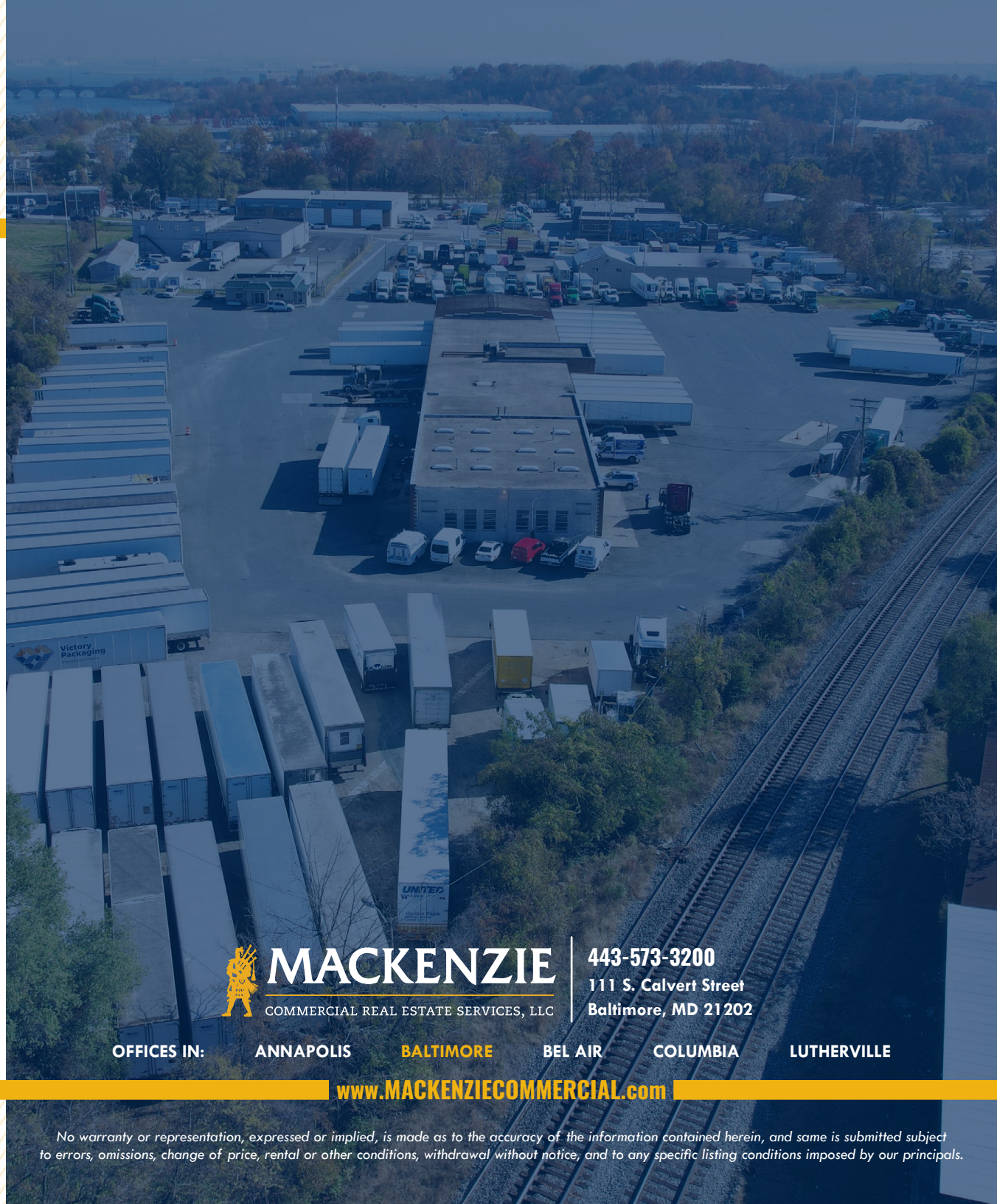
*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3205**

**DHUDAK@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**

111 S. Calvert Street  
Baltimore, MD 21202

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