



2900 W PATAPSCO AVE

BALTIMORE, MARYLAND 21230

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 8,400 +/- SF warehouse
- 1,500 +/- SF office
- 14'-16' ft clear height
- Fully Conditioned Warehouse
- Basement-level shop with drive-in access
- Newly paved lot and fully fenced and secured
- New LED lights
- Two (2) drive-in doors, with the ability to add more
- 1 mile from 95
- Operating Expenses: \$1.45 PSF±

AVAILABLE:

3,000-8,400 SF
(1,500 SF OFFICE SPACE)

LOT SIZE:

1.55 ACRES

LOADING:

2 DRIVE-INS

ZONING:

I-1

RENTAL RATE

NEGOTIABLE

SALE PRICE

\$1,500,000



GOOGLE STREET VIEW

AERIAL



AERIAL



**8,400 SF
ON 1.55 AC**

W PATAPSCO AVE

This aerial map of Baltimore, Maryland, highlights the location of a specific site, marked with a red pin and labeled "SITE". The map is centered on the site, with a white circle indicating a 3-mile radius. Major highways are shown, including Interstate 95 (I-95), Interstate 895 (I-895), Interstate 695 (I-695), Interstate 295 (I-295), Interstate 1 (I-1), Interstate 372 (I-372), Interstate 66 (I-66), Interstate 2 (I-2), and Interstate 648 (I-648). Local roads such as Edmondson Ave, Wilkens Ave, Washington Blvd, Arbutus, and Linthicum are also labeled. Key landmarks and institutions are marked, including UMBC, Ascension Saint Agnes, M&T Bank, Horseshoe Casino, Landsdowne Industrial Park, BWI Technology Park, Pumphrey, and Linthicum. The map also shows the Baltimore City and Orleans areas. A north arrow is located in the bottom right corner.

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