

SALE/LEASE

Baltimore City, Maryland

4101

FOR LEASE

4221

WAREHOUSE BLDG. WITH OUTSIDE STORAGE

4101 & 4221 CURTIS AVE | BALTIMORE, MD 21226

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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SALE/LEASE

Baltimore City, Maryland

WAREHOUSE BLDG. W/ OUTSIDE STORAGE

4101 & 4221 CURTIS AVENUE | BALTIMORE, MARYLAND 21226

AVAILABLE

25,000 sf - 90,000 sf ±
(Fenced, gated and lit outside storage)

ZONING

I-2 (Heavy Industrial)

CEILING HEIGHT

16'-20'

SPRINKLER

Dry

LOADING

Up to (8) 12'x14' at grade Drive-Ins
Dock loading can be added

EST. OPERATING EXPENSES

\$2.00 PSF

ASKING PRICE

Negotiable

HIGHLIGHTS

- ▶ Ample fenced, gated and lit outside storage
- ▶ Rail possible
- ▶ Minutes from I-695, I-895, I-97
- ▶ Minutes from Fairfield Marine Terminal and just north of the new Southside Logistics Center



SALE/LEASE

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AERIAL

4101 & 4221 CURTIS AVENUE | BALTIMORE, MARYLAND 21226



**FENCED,
GATED AND LIT
OUTSIDE
STORAGE**

FOR LEASE

LEASED
(BUT COULD BE MADE AVAILABLE)

4101

4221

LEASED

173 CURTIS AVE

SALE/LEASE



Baltimore City, Maryland

LOCAL BIRDSEYE

4101 & 4221 CURTIS AVENUE | BALTIMORE, MARYLAND 21226



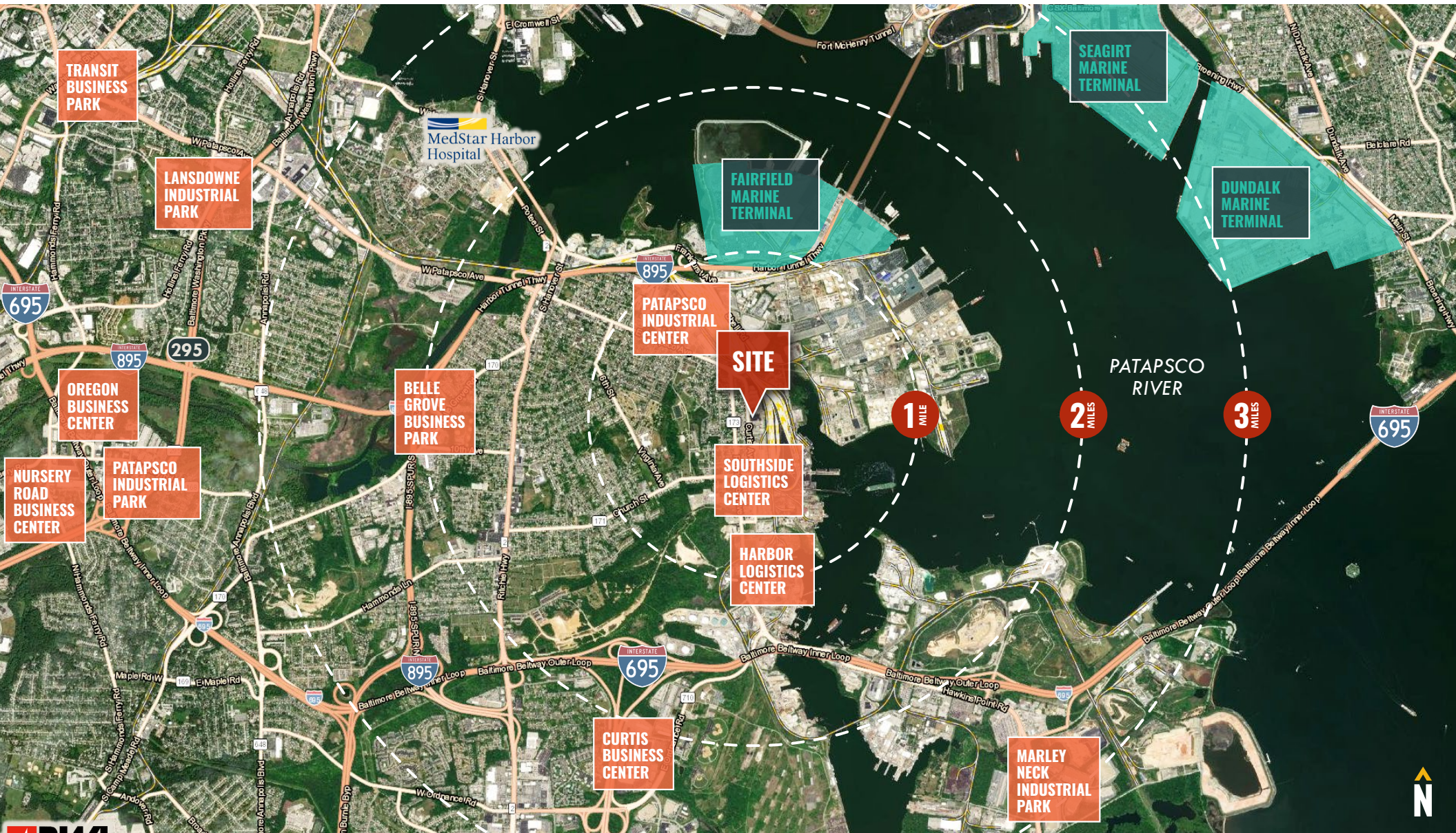
SALE/LEASE



Baltimore City, Maryland

INDUSTRIAL TRADE AREA

4101 & 4221 CURTIS AVENUE | BALTIMORE, MARYLAND 21226



SALE/LEASE



Baltimore City, Maryland

LOCATION

4101 & 4221 CURTIS AVENUE | BALTIMORE, MARYLAND 21226



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	6.6	19 MIN.
WASHINGTON, DC	41.4	1 HR. 2 MIN.
PHILADELPHIA, PA	103.0	1 HR. 44 MIN.
RICHMOND, VA	155.0	2 HRS. 35 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
FAIRFIELD MARINE TERMINAL	1.9	5 MIN.
SEAGIRT MARINE TERMINAL	5.9	12 MIN.
DUNDALK MARINE TERMINAL	6.3	14 MIN.
BWI AIRPORT	10.3	14 MIN.



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