### FOR LEASE Baltimore City, Maryland

### 4101 CURTIS AVENUE

**BALTIMORE, MARYLAND 21226** 

#### **BUILDING SIZE**

30.240 sf ± Warehouse  $(2,700 \text{ sf} \pm \text{office pod can be made})$ available)

#### **LEASE RATE**

Negotiable

#### **LOT SIZE**

3.75 ac ±

#### **ZONING**

I-2 Heavy Industrial Zoning

### **CEILING HEIGHT**

20' ±

#### **COLUMN SPACING**

42' x 48'

#### **SPRINKLER**

Wet

#### LOADING

- » Loading 3 drive in doors:
  - 16' W x 14'H ±
  - 16' W x 14'H ±
  - 18' W x 14'H ±

#### **BUILDING FEATURES**

- » Approximately 2 acres of outside storage
- » Fenced, gated, and lighted yard
- » Rail possible
- » Minutes from I-695, I-895, & I-97
- » Minutes from Fairfield Terminals





#### Kevin O'Neil

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#### Daniel Hudak, SIOR

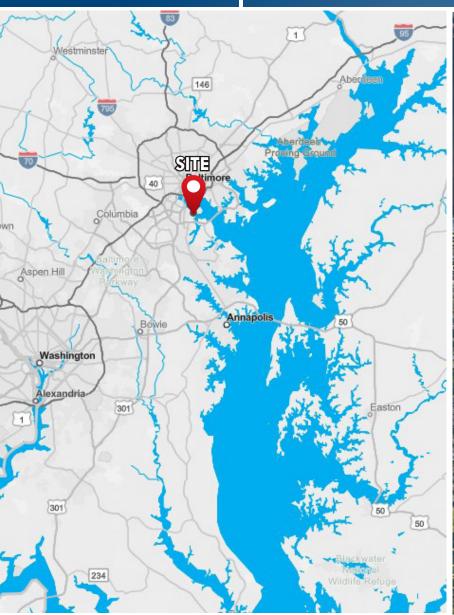
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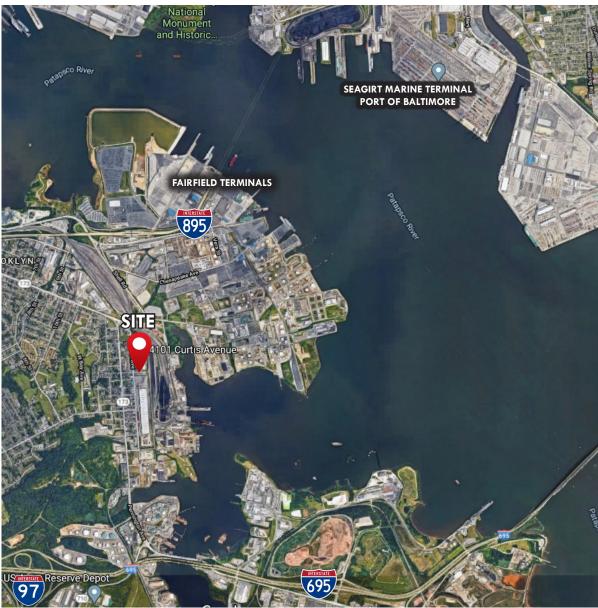
#### **Andrew Meeder**

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## LOCATION 4101 CURTIS AVENUE | BALTIMORE, MARYLAND 21226







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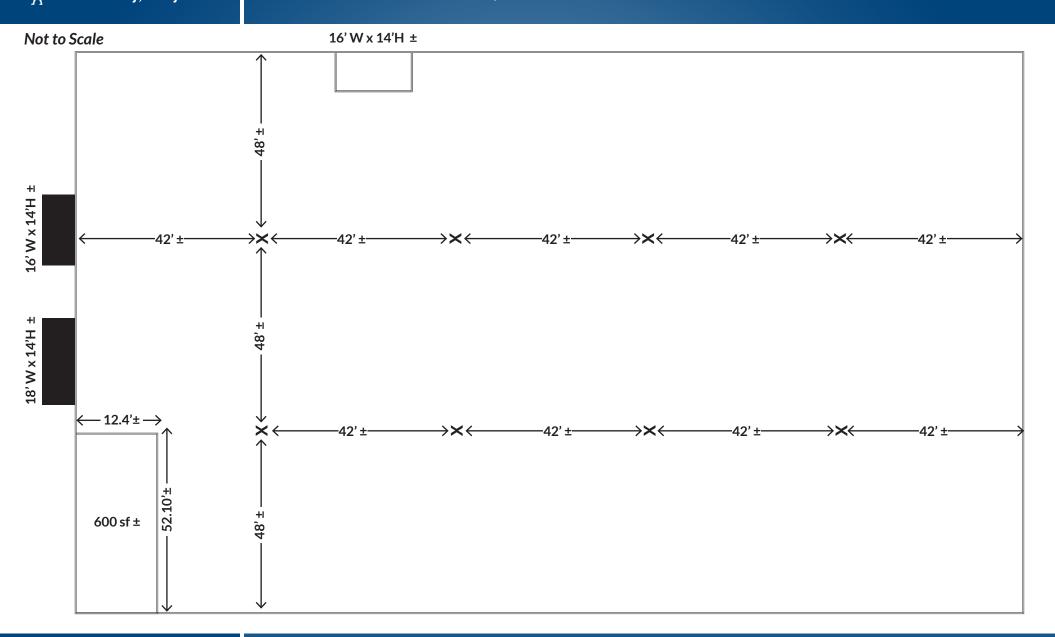
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