

FOR LEASE

 Baltimore City, Maryland

WAREHOUSE BLDG. WITH OUTSIDE STORAGE

4101 CURTIS AVENUE | BALTIMORE, MD 21226

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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FOR LEASE

Baltimore City, Maryland

WAREHOUSE BLDG. W/ OUTSIDE STORAGE

4101 CURTIS AVENUE | BALTIMORE, MARYLAND 21226

AVAILABLE

57,000 sf ± (includes 1,500 sf of newly finished office space)

Outside Storage Area: 3 Acres ±

ZONING

I-2 (Heavy Industrial)

CEILING HEIGHT

16'-20'

SPRINKLER

Wet

LOADING

Four (4) 12'w x 14'h drive-in doors
Dock loading possible

HIGHLIGHTS

- ▶ 3 Acres ± of outside storage (newly paved, fenced, gated and lighted yard)
- ▶ Rail possible
- ▶ Minutes from I-695, I-895, I-97
- ▶ Minutes from Fairfield Marine Terminal and just north of the new Southside Logistics Center



3 ±
ACRES OF
OUTSIDE STORAGE
(NEWLY PAVED, FENCED,
GATED & LIGHTED!)



STREET VIEW

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AERIAL

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3 ±
ACRES OF
OUTSIDE STORAGE
(NEWLY PAVED, FENCED,
GATED & LIGHTED!)

173 CURTIS AVE

FOR LEASE



Baltimore City, Maryland

LOCAL BIRDSEYE

4101 CURTIS AVENUE | BALTIMORE, MARYLAND 21226

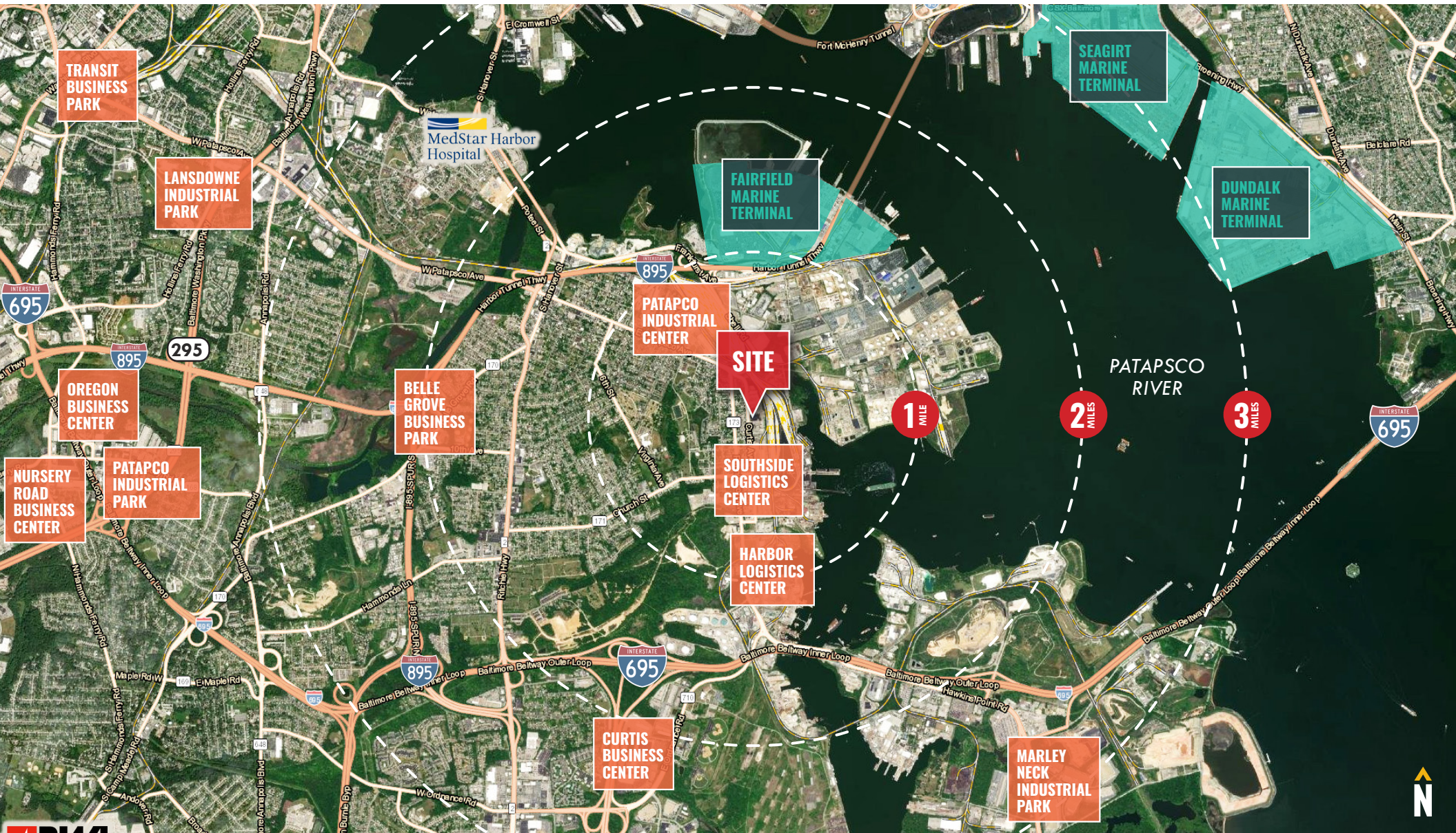


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INDUSTRIAL TRADE AREA

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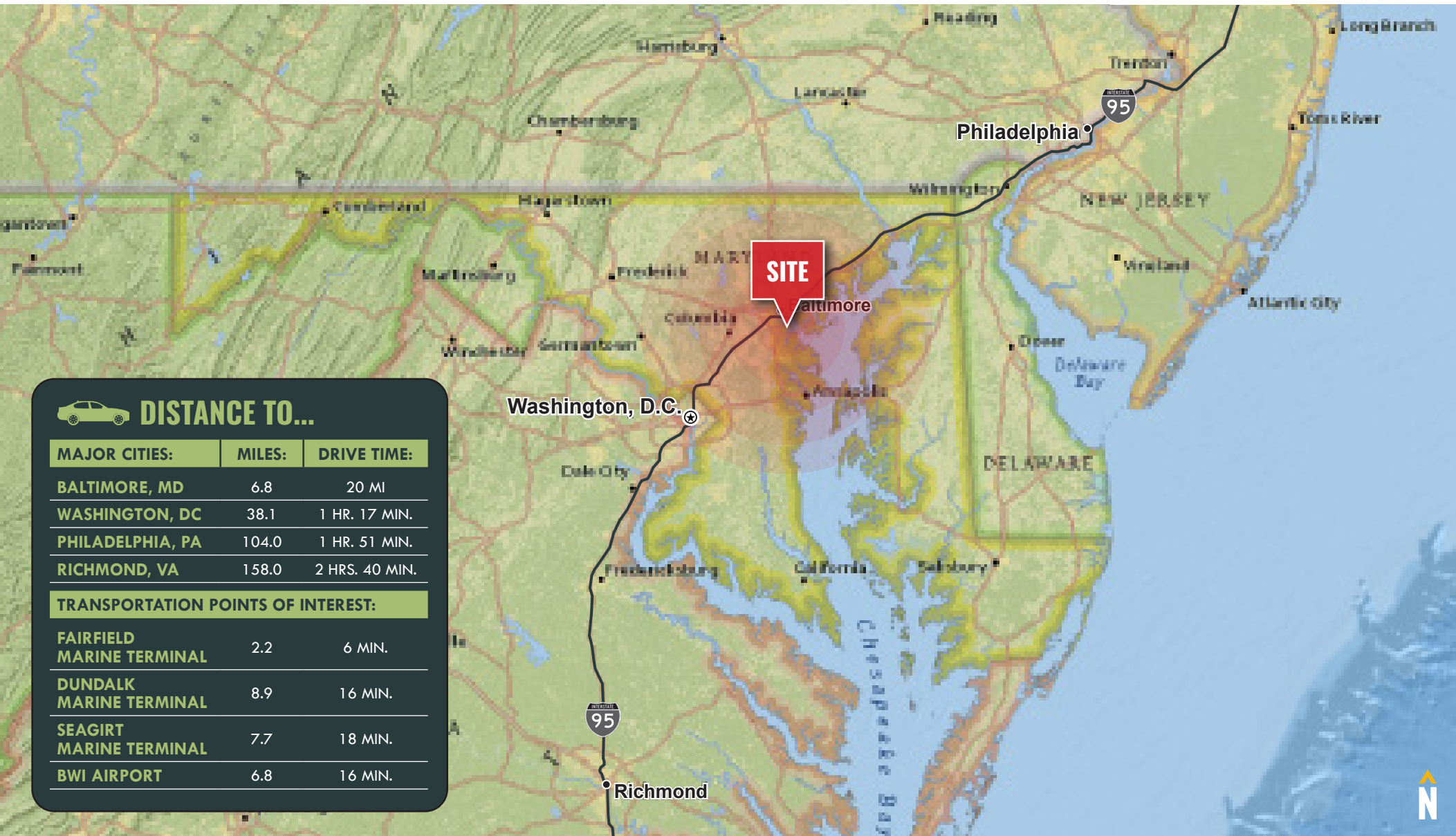
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LOCATION

4101 CURTIS AVENUE | BALTIMORE, MARYLAND 21226



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	6.8	20 MI
WASHINGTON, DC	38.1	1 HR. 17 MIN.
PHILADELPHIA, PA	104.0	1 HR. 51 MIN.
RICHMOND, VA	158.0	2 HRS. 40 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
FAIRFIELD MARINE TERMINAL	2.2	6 MIN.
DUNDALK MARINE TERMINAL	8.9	16 MIN.
SEAGIRT MARINE TERMINAL	7.7	18 MIN.
BWI AIRPORT	6.8	16 MIN.



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