



FOR **LEASE**

# WAREHOUSE BUILDING W/ OUTSIDE STORAGE

4101 CURTIS AVENUE | BALTIMORE, MARYLAND 21226

**53,000 SF ± AVAILABLE**

**1.0 AC ± OUTDOOR STORAGE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 53,000 SF  $\pm$  warehouse space; 1.0 Ac  $\pm$  of IOS
- 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

AVAILABLE:	53,000 SF $\pm$
IOS:	1.0 ACRE $\pm$
CEILING HEIGHT:	16'-24' $\pm$
LOADING:	4 DRIVE-INS (12' x 14')
	DOCK LOADING CAN BE ADDED
SPRINKLER:	DRY
RENTAL RATE:	\$5.50 PSF, NNN
OP EX:	\$2.00 PSF (EST.)





# AERIAL



1.0 AC ± OUTDOOR STORAGE

FENCED,  
GATED AND LIT  
OUTSIDE  
STORAGE

53,000 SF ±  
AVAILABLE

LEASED  
(BUT COULD BE MADE AVAILABLE)

4221

LEASED

173

CURTIS AVE





[illegible]



# LOCAL BIRDSEYE





# TRADE AREA

## DRIVING DISTANCE TO:

 1.3 MILES  
4 MIN. DRIVE

 3.2 MILES  
9 MIN. DRIVE

 4.1 MILES  
10 MIN. DRIVE

 1.6 MILES  
4 MIN. DRIVE  
(FAIRFIELD  
MARINE TERMINAL)

 10.2 MILES  
14 MIN. DRIVE

BALTIMORE, MD 6.6 MILES  
20 MIN.

WASHINGTON, DC 41.4 MILES  
1 HR. 10 MIN.

PHILADELPHIA, PA 103.0 MILES  
1 HR. 50 MIN.





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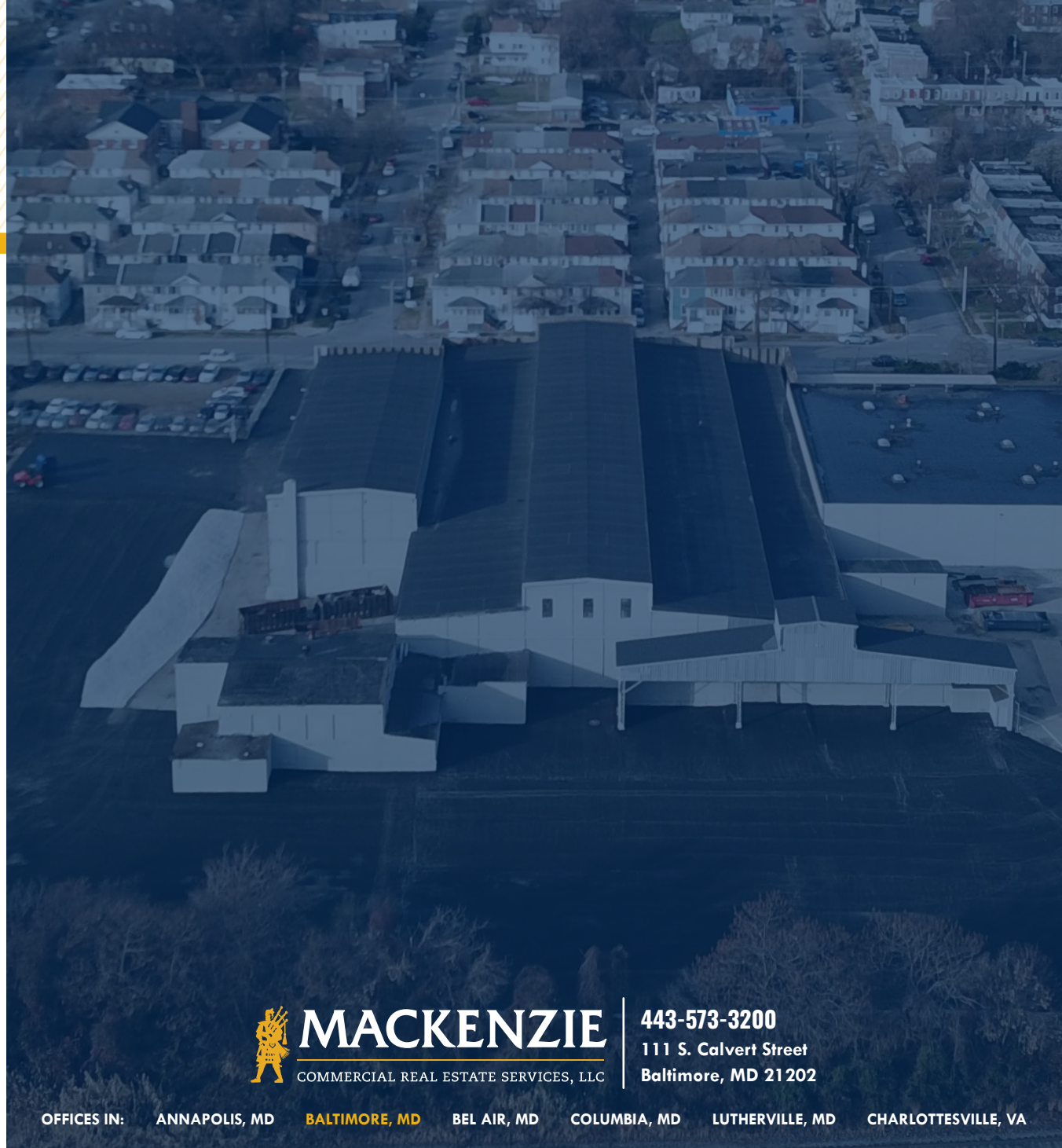
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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