



CLASS A WAREHOUSE SPACE

SOUTHSIDE LOGISTICS CENTER 4601 CURTIS AVENUE | BALTIMORE, MD

FOR
SUBLEASE

SOUTHSIDE **LOGISTICS
CENTER**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 63,250 SF \pm warehouse space available (divisible down to 20,000 SF \pm)
- 2,788 SF \pm of office space
- Fully fenced and secured with automatic gates
- LED warehouse lighting with motion sensors
- 4232 rackable pallet positions with the ability to add another 1600 if rack up another level
- 14 dock high doors
- One (1) oversized drive-in
- 20 \pm trailer drops
- Gas-fired heat
- Sublandlord will offer 3PL services
- In-place racking can stay
- Size and term flexibility
- Located in an Opportunity Zone

AVAILABLE:

20,000-63,250 SF \pm

OCCUPANCY:

IMMEDIATE

LEASE TERM:

THRU 2/29/28
(SHORTER OR LONGER TERM AVAILABLE)

DRIVE-INS:

1 (OVERSIZED)

ZONING:

I-2 (GENERAL INDUSTRIAL DISTRICT)

RENTAL RATE:

\$7.95 PSF, NNN



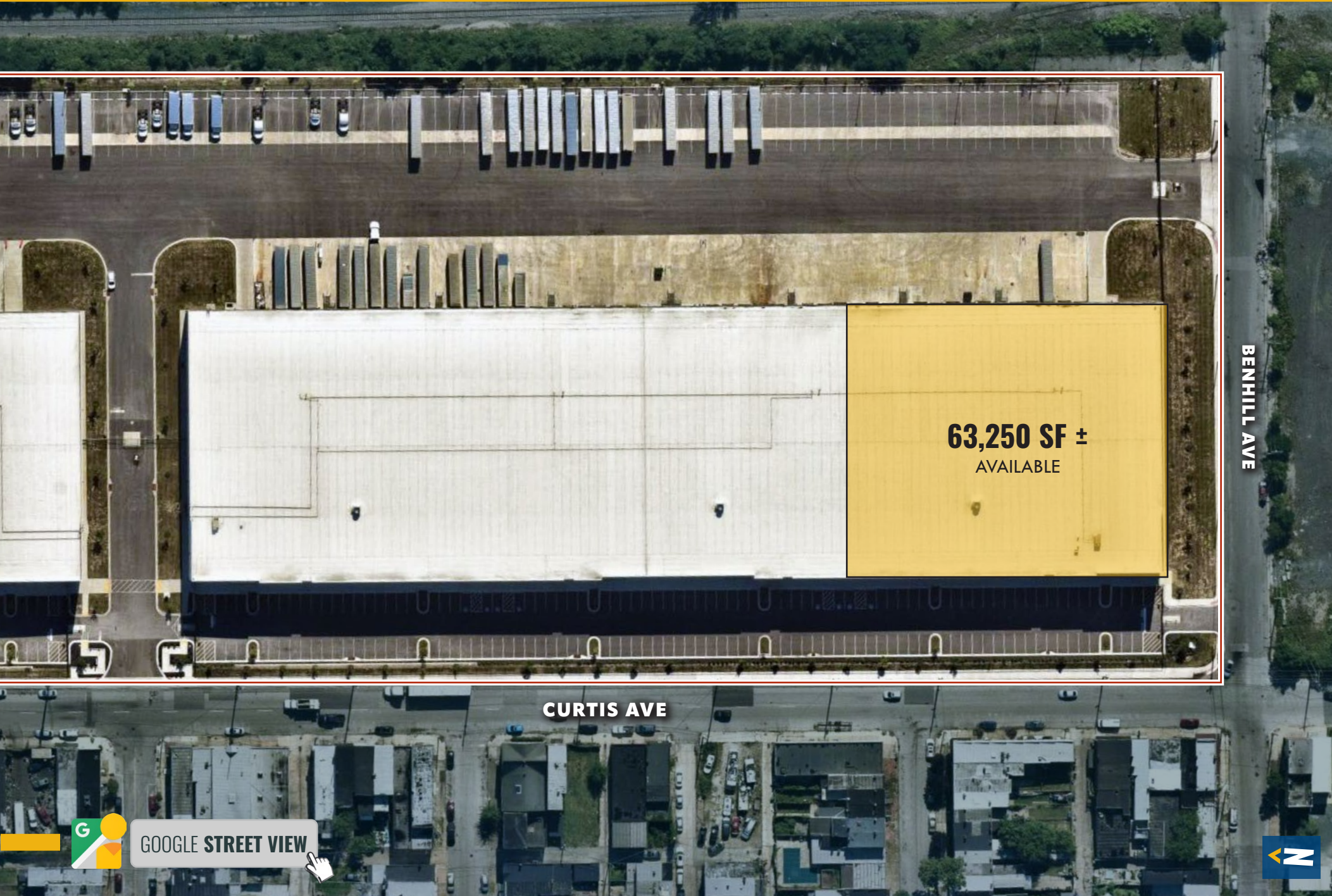
AERIAL

CLEAR HEIGHT:

36' ±

ELECTRIC:

277/480 VOLT, 3 PHASE, 800 AMPS



BENHILL AVE

63,250 SF ±
AVAILABLE

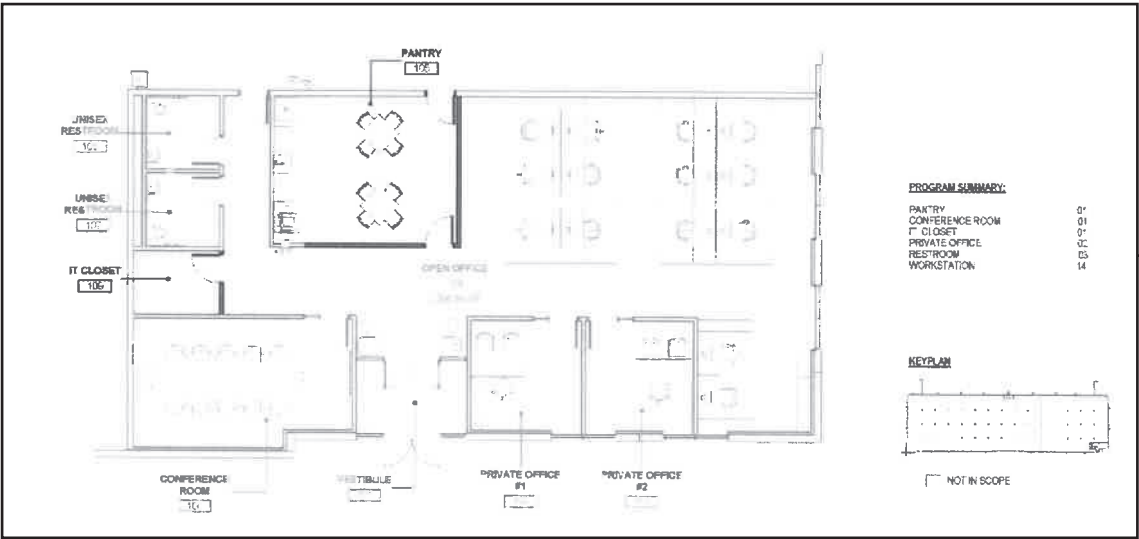
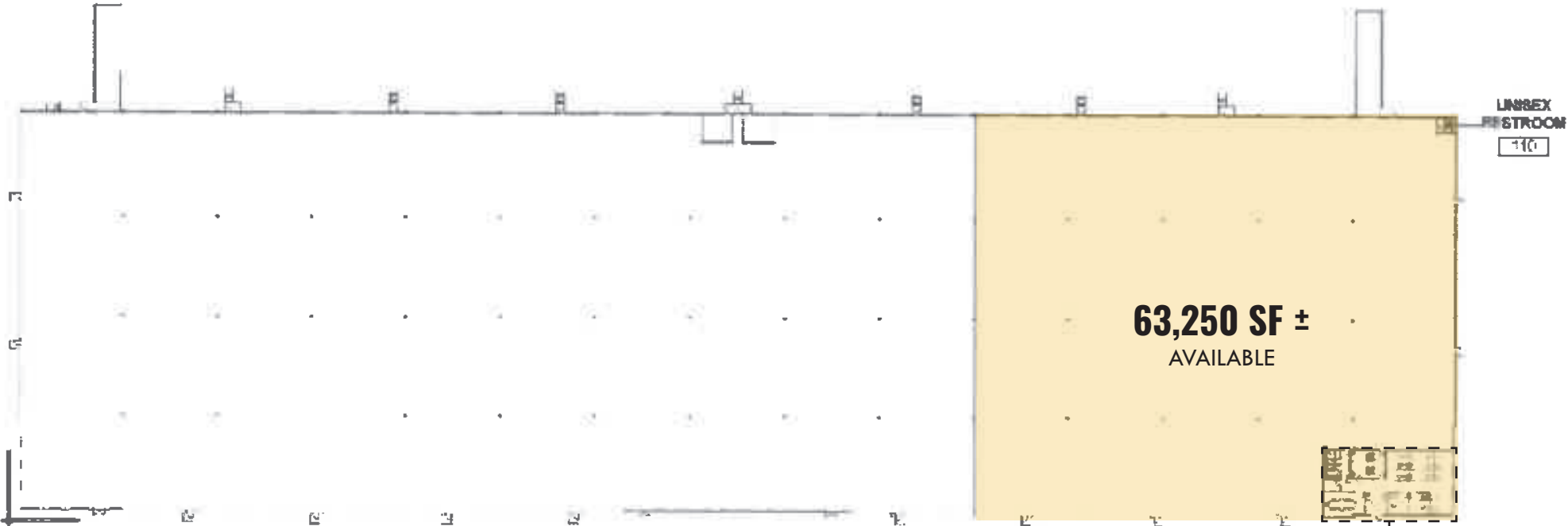
CURTIS AVE



GOOGLE STREET VIEW

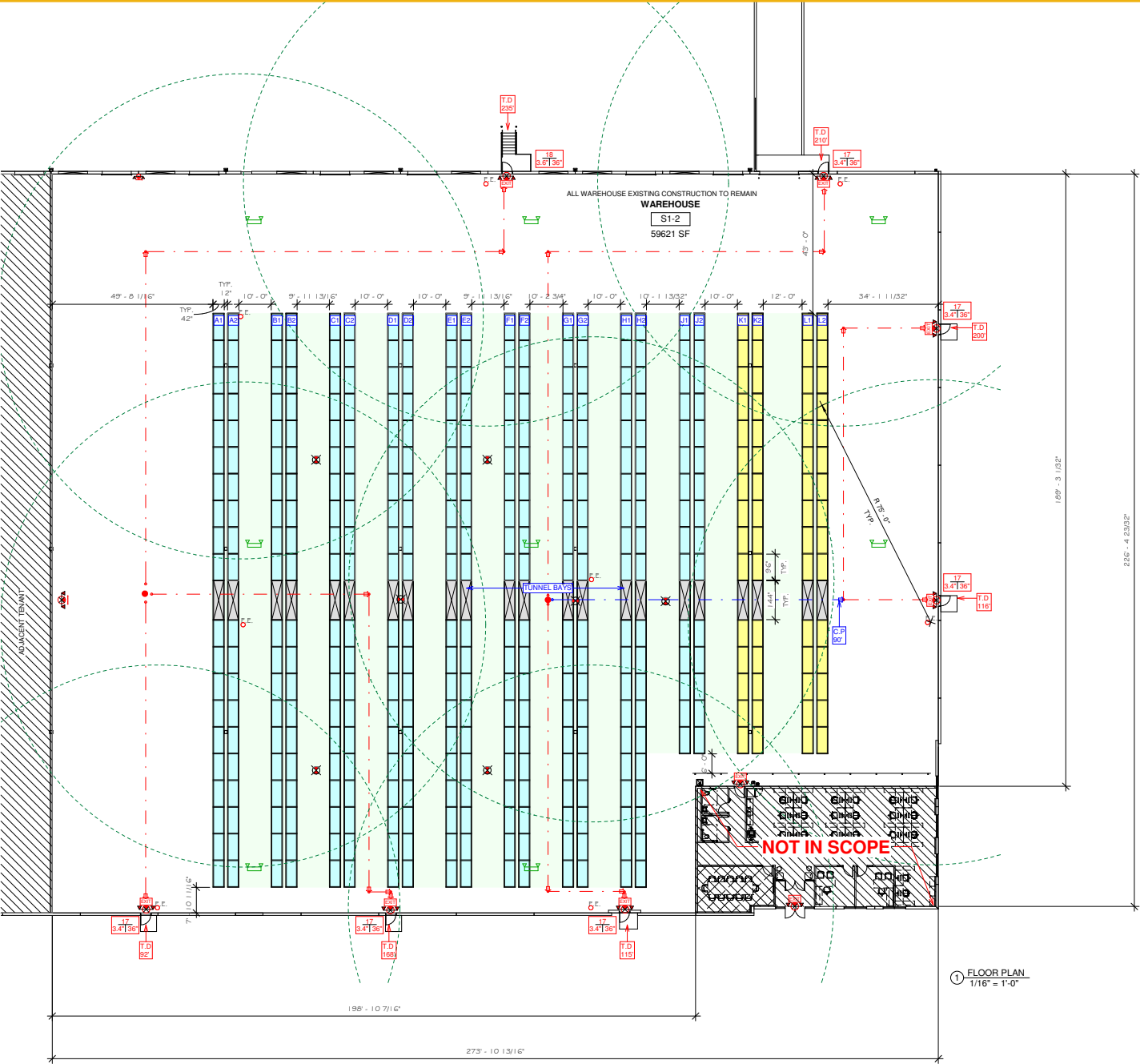


FLOOR PLANS

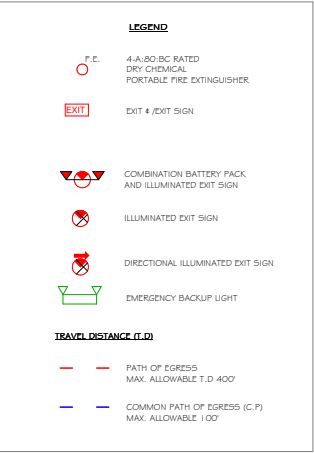
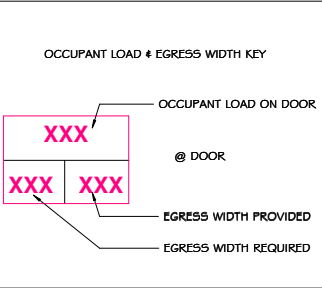


OFFICE PORTION

RACKING LAYOUT



- 1. THIS PERMIT SCOPE INCLUDES ALL RACKS SHOWN AND DESCRIBED ON THESE PRINTS.
- 2. RACK CAPACITY:
 - a. Upright Size: 28' x 42' Part # IUS12835642N; Capacity: 30,667 lbs. @ 45" Spacing
 - b. Beam Size: 144" x 6" Part # 59C-144; Capacity: 6,250 lbs. UDL
 - c. Beam Size: 96" x 4" Part # 40C-96; Capacity: 5,370 lbs. UDL
 - d. Beam Size: 96" x 3" Part # 27E-96; Capacity: 2,440 lbs. UDL
- 3. RACKING IS NOT SPRINKLERED
- 4. STORAGE COMMODITY CLASS I - 4
- 5. RACKS ARE PROVIDED WITHOUT SOLID SHELVES
- 6. RACK TIES ARE ADJUSTABLE
- 7. MANUFACTURER: INTERLAKZ METALUX



RACK SF TABLE

RACK SIZE & SF	
42' X 96' X 3' RACKS: 10,135.44 SF	
42' X 96' X 4' RACKS: 1,738.93 SF	
42' X 144' X 6' RACKS: 924.00 SF	
TOTAL RACK SF: 12,798.37 SF	
FLOOR AREA OF RACK WORK: 31,495 SF	

THE RACKS WILL BE USED FOR STORAGE OF
STORE PACKAGING MATERIALS: COMMODITY CLASS I-V & GROUP A PLASTICS

LOCAL BIRDSEYE



UP TO 63,250 SF AVAILABLE

BENHILL AVE

CURTIS AVE

PENNINGTON AVE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 895
1.7 MILES
3 MIN. DRIVE

INTERSTATE 695
2.8 MILES
7 MIN. DRIVE

INTERSTATE 97
4.0 MILES
8 MIN. DRIVE

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
9.2 MILES
12 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
2.0 MILES
4 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD
7.0 MILES
16 MIN.

WASHINGTON, DC
37.8 MILES
55 MIN.

PHILADELPHIA, PA
104.0 MILES
1 HR. 35 MIN.

RICHMOND, VA
147.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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