

# FOR LEASE

 Baltimore City, Maryland

# INDUSTRIAL WAREHOUSE

520 S. CATON AVENUE  
BALTIMORE, MARYLAND 21229

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Andrew Meeder, SIOR**

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**Matthew Curran, SIOR**

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## ABOUT THE OWNERSHIP



Catalyst Investment Partners is a vertically integrated real estate investment firm specializing in the acquisition, management, and leasing of industrial outdoor storage properties. Catalyst's portfolio of closed and under-contract properties spans over 40 industrial sites across the United States.

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## TOTAL BUILDING SIZE

32,522 sf ±

- » Bldg. 1: 4,934 sf masonry bldg.
- » Bldg. 2: 13,521 sf block bldg.
- » Bldg. 3: 14,067 sf masonry & metal bldg.

## LOT SIZE

2.09 Acres ±

## ZONING

I-1 (Light Industrial District)

*Intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses*

## HIGHLIGHTS

- ▶ Three buildings totaling 32,522 sf on 2.09 acres ±
- ▶ Fenced, paved, impervious lot (great for outdoor storage)
- ▶ 270 solar panels between buildings 2 and 3
- ▶ Heavy power



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# AERIAL / PARCEL OUTLINE

520 S. CATON AVENUE | BALTIMORE, MARYLAND 21229

## BUILDING 1

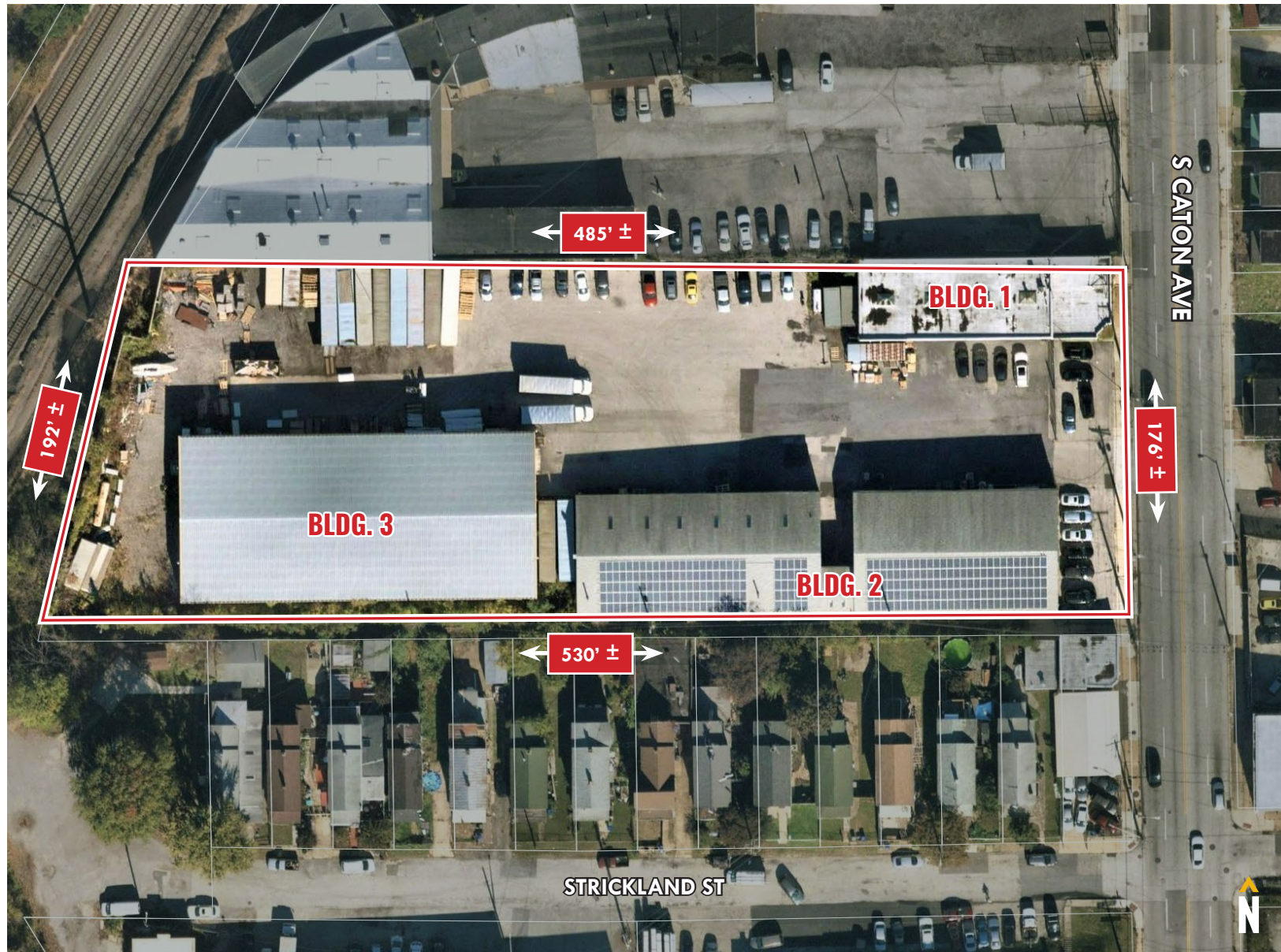
- ▶ 4,934 sf ±
  - » 2,400 sf ± office
  - » 2,534 sf ± warehouse
- ▶ 2 oversized drive in doors
- ▶ 16' ± ceiling height

## BUILDING 2

- ▶ 13,521 sf ±
- ▶ 3 oversized drive in doors
- ▶ 3 dock high loading doors
- ▶ 16' ± ceiling height

## BUILDING 3

- ▶ 14,067 sf ±
- ▶ 1 oversized drive in doors
- ▶ 2 dock high loading doors
- ▶ 22' ± ceiling height





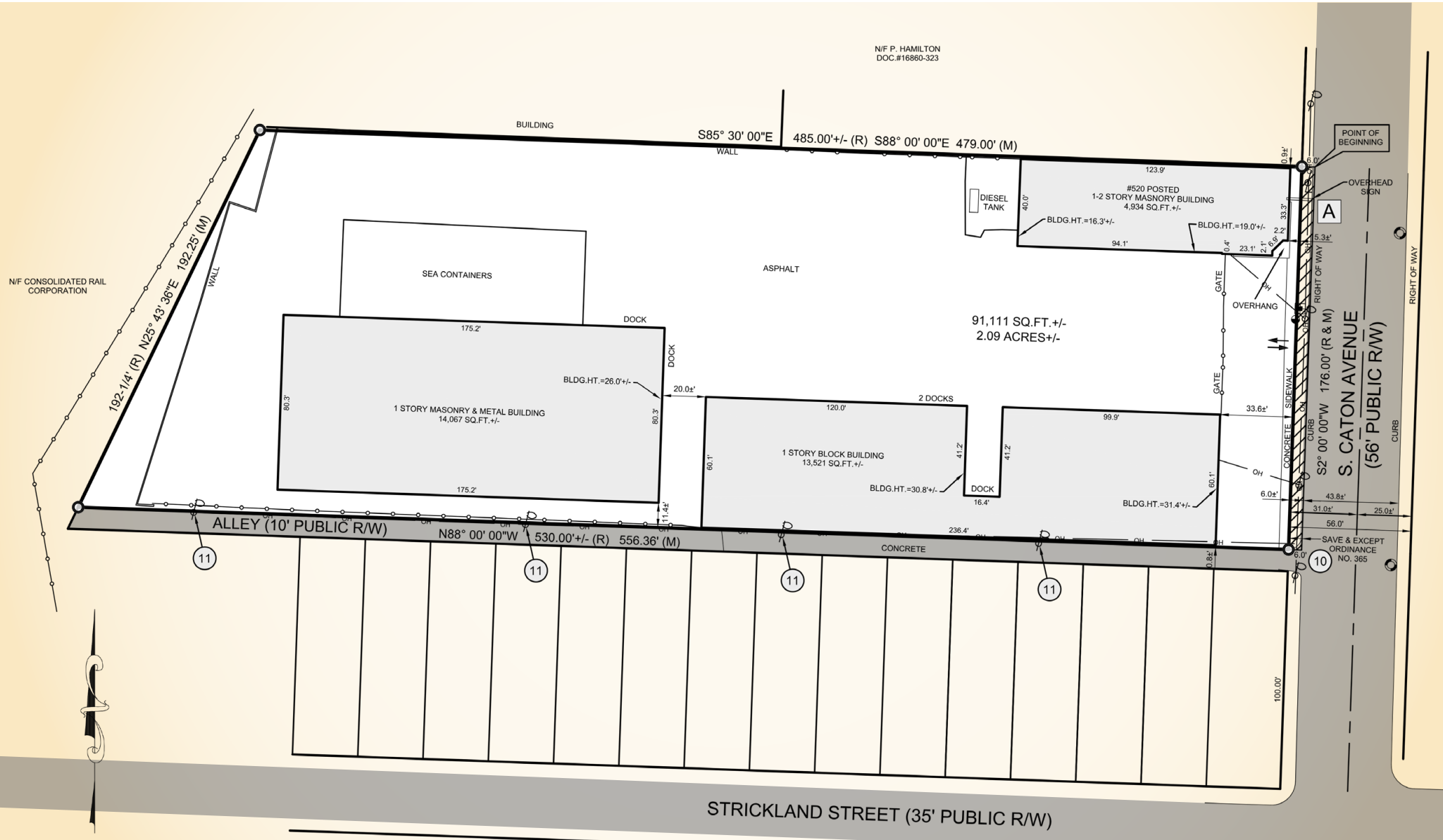
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# SURVEY

520 S. CATON AVENUE | BALTIMORE, MARYLAND 21229





# FOR LEASE



Baltimore City, Maryland

# LOCAL BIRDSEYE

520 S. CATON AVENUE | BALTIMORE, MARYLAND 21229

BALTIMORE





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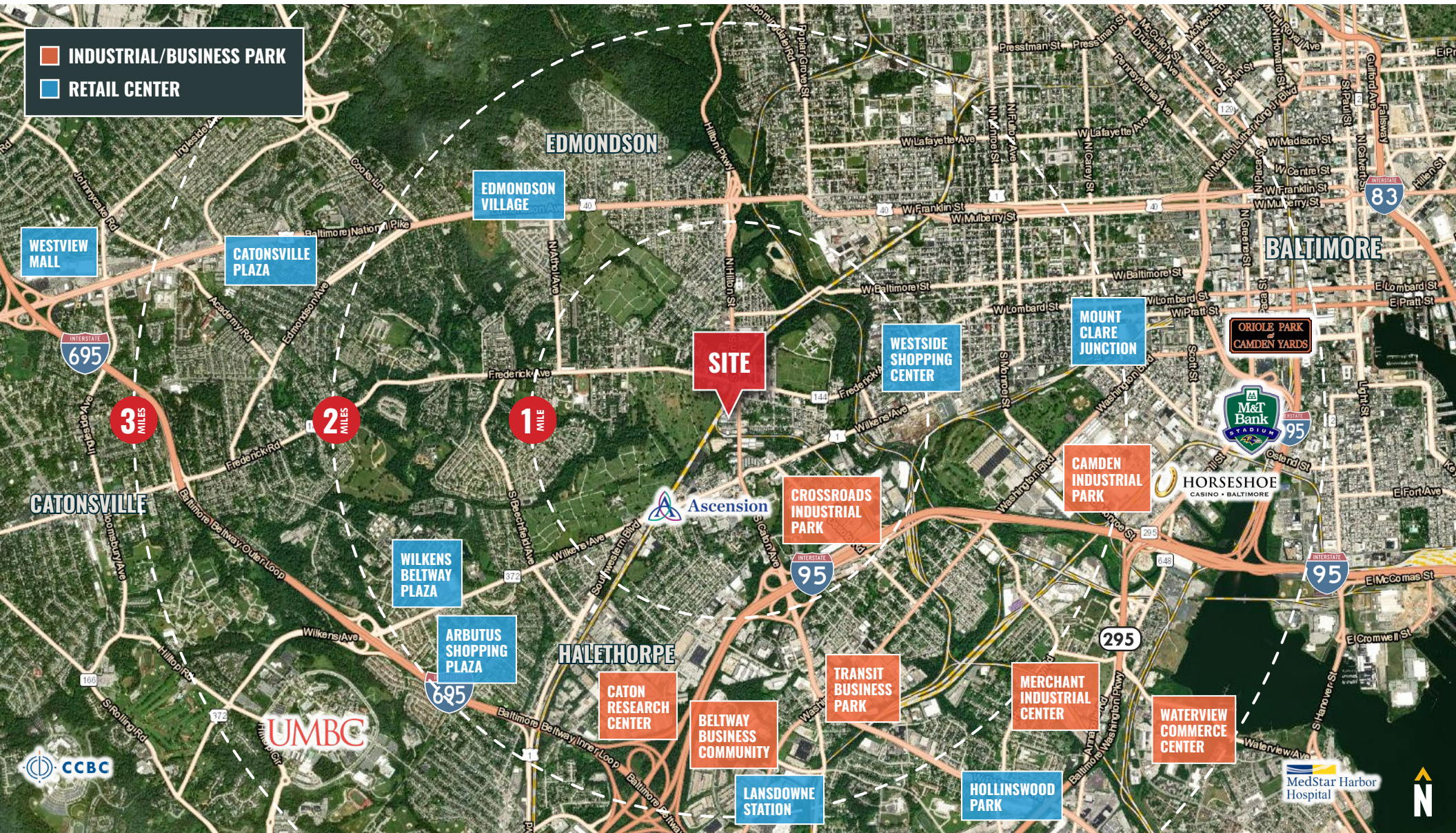
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# TRADE AREA

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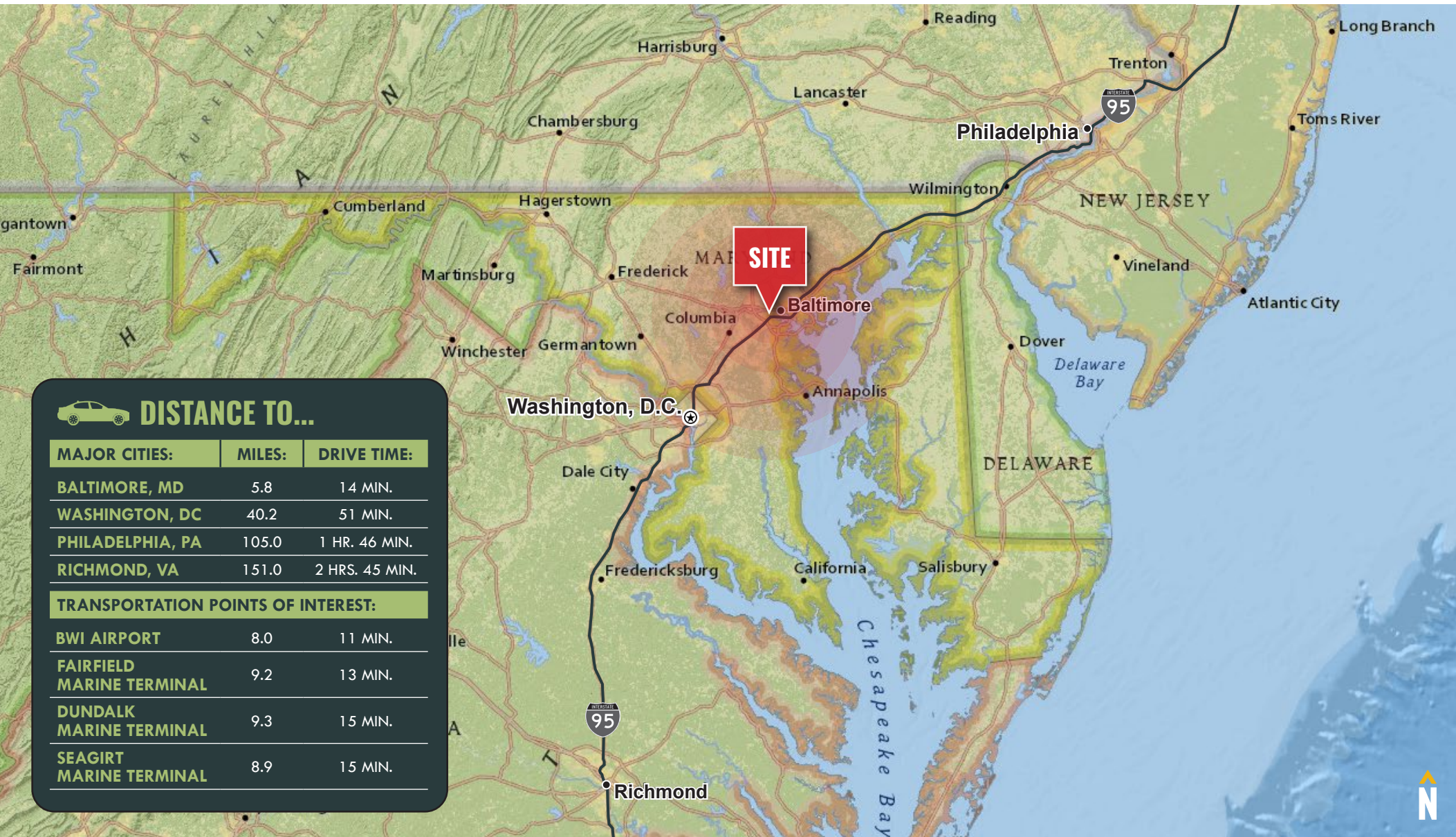
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# LOCATION

520 S. CATON AVENUE | BALTIMORE, MARYLAND 21229







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