

# SUBLEASE

Baltimore City, Maryland



54,000 SF ±  
AVAILABLE

## WAREHOUSE w/ OFFICE

### DESOTO BUSINESS PARK

3101 WILMARCO AVE | BALTIMORE, MD 21223



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# SUBLEASE

Baltimore City, Maryland

# WAREHOUSE SPACE WITH OFFICE

DESOTO BUSINESS PARK | 3101 WILMARCO AVENUE | BALTIMORE, MARYLAND 21223

## AVAILABLE

54,000 sf ±

- » 50,625 sf ± warehouse space
- » 3,375 sf ± office space

## SUBLEASE TERM THROUGH

May 31, 2024

*(Longer term avail. with Landlord)*

## CLEAR HEIGHT

24' ±

## LOADING

Five (5) dock doors

## ZONING

I-1 (Light Industrial District)

## POWER

3 Phase (120/208 volts; 400amps)

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ Situated within Desoto Industrial Park (Building A)
- ▶ Easy access to I-95, I-295, I-695, Route 1 (Wilkins Ave)



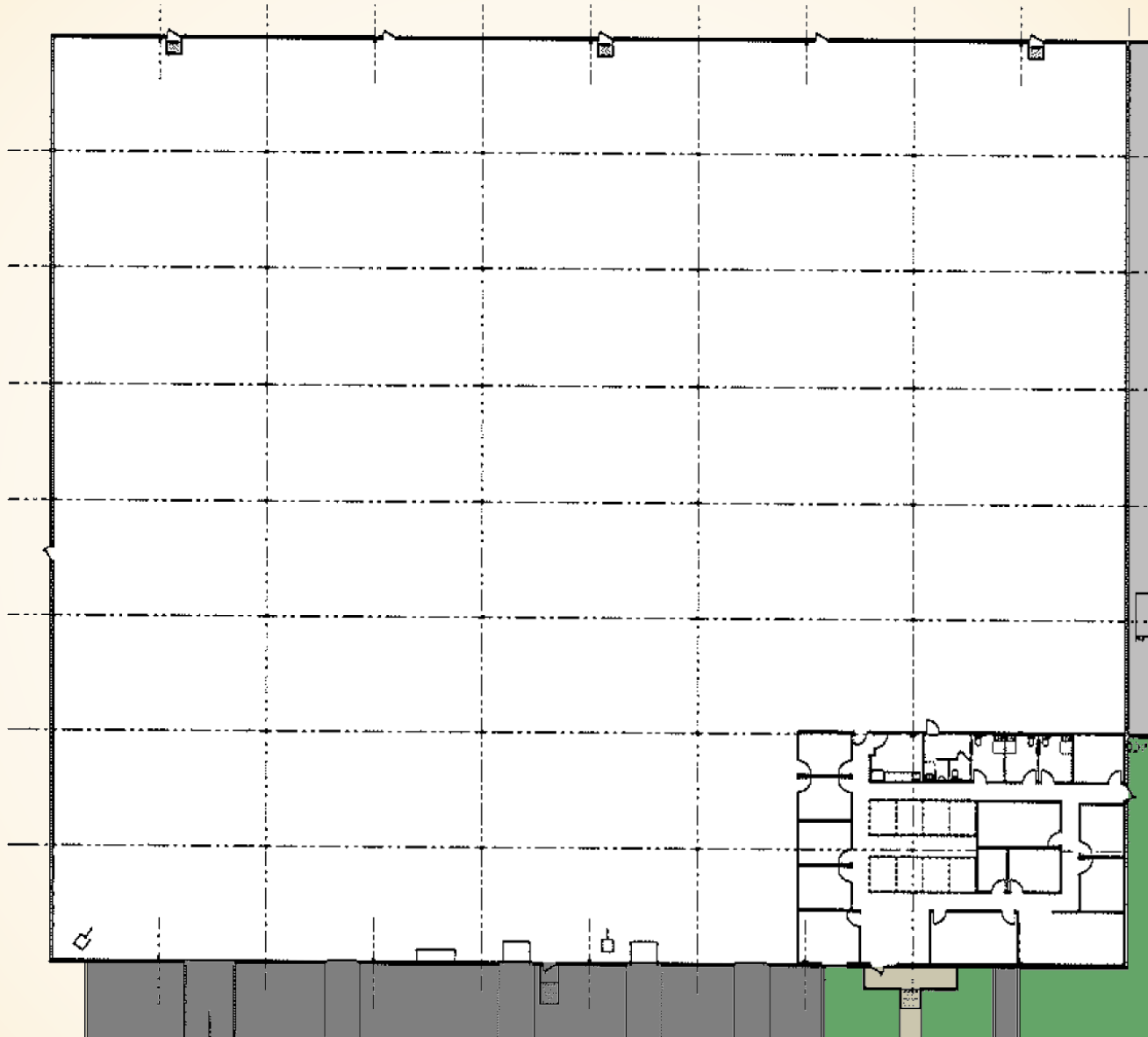
# SUBLEASE

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# FLOOR PLAN: WAREHOUSE

DESOTO BUSINESS PARK | 3101 WILMARCO AVENUE | BALTIMORE, MARYLAND 21223

50,625 SF ±





# SUBLEASE

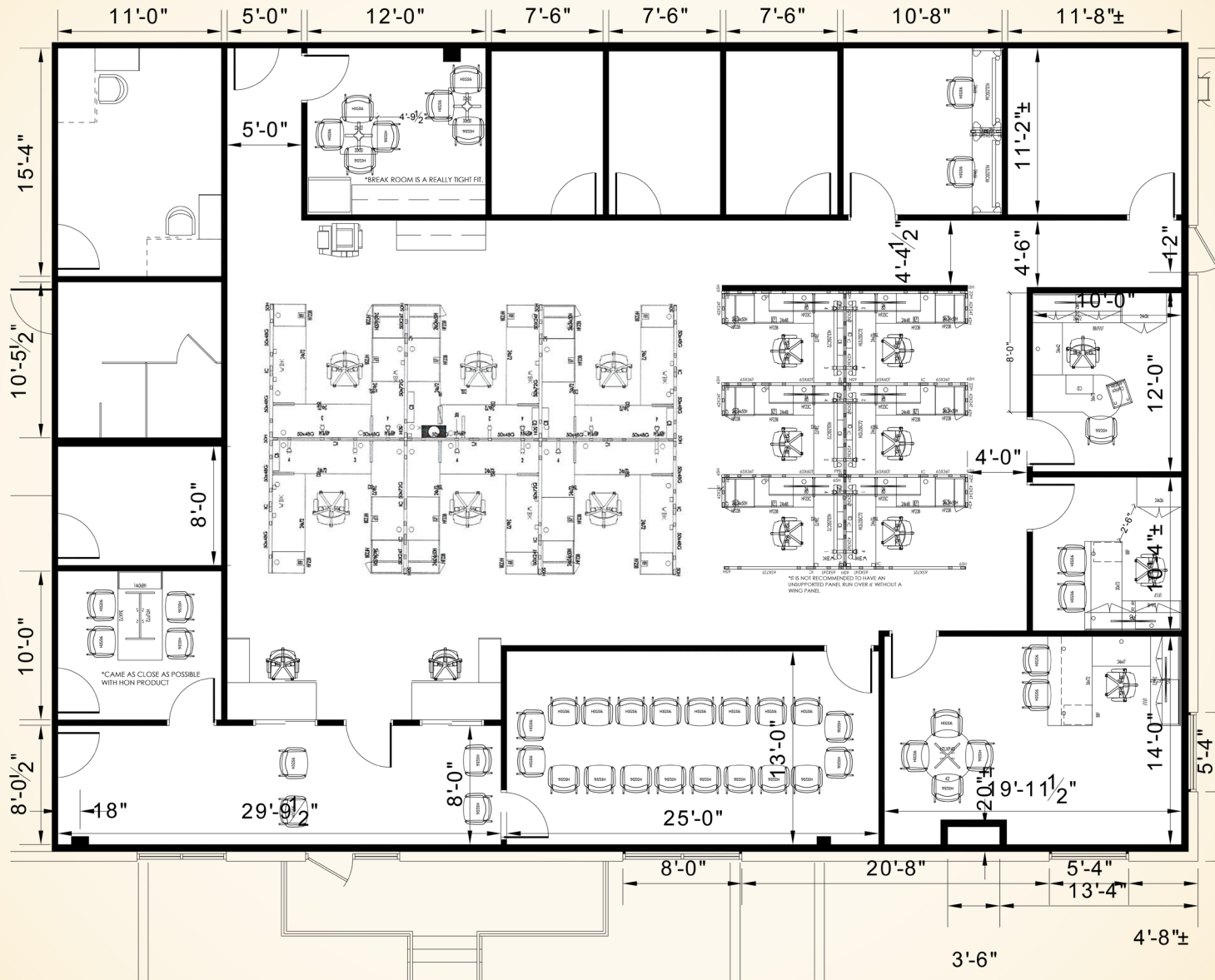


Baltimore City, Maryland

# FLOOR PLAN: OFFICE

DESOTO BUSINESS PARK | 3101 WILMARCO AVENUE | BALTIMORE, MARYLAND 21223

3,375 SF ±





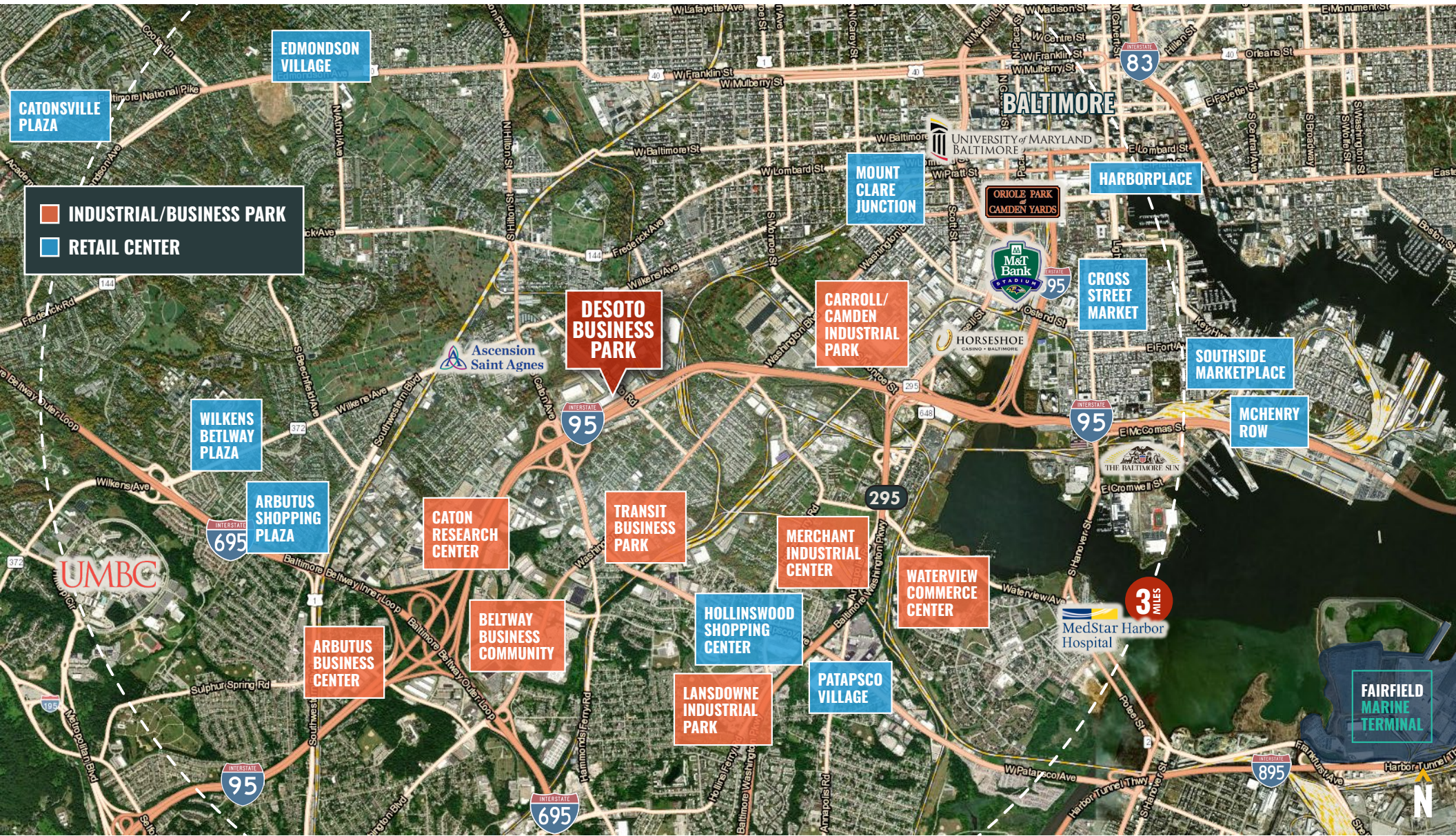
# SUBLEASE



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# TRADE AREA

DESOTO BUSINESS PARK | 3101 WILMARCO AVENUE | BALTIMORE, MARYLAND 21223





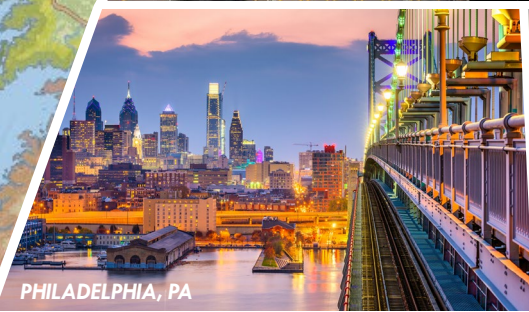
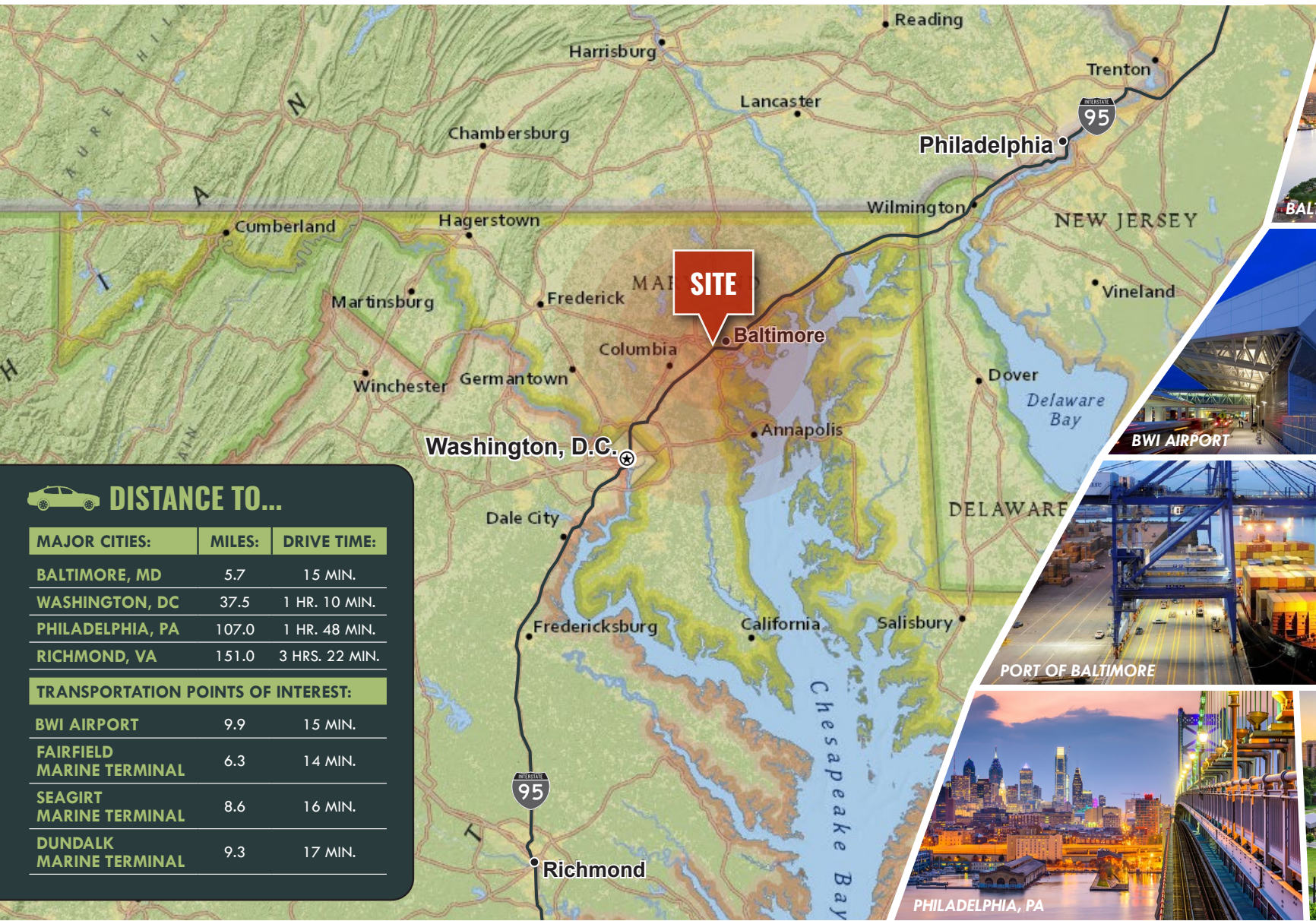
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# LOCATION

DESOTO BUSINESS PARK | 3101 WILMARCO AVENUE | BALTIMORE, MARYLAND 21223



## DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	5.7	15 MIN.
WASHINGTON, DC	37.5	1 HR. 10 MIN.
PHILADELPHIA, PA	107.0	1 HR. 48 MIN.
RICHMOND, VA	151.0	3 HRS. 22 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
BWI AIRPORT	9.9	15 MIN.
FAIRFIELD MARINE TERMINAL	6.3	14 MIN.
SEAGIRT MARINE TERMINAL	8.6	16 MIN.
DUNDALK MARINE TERMINAL	9.3	17 MIN.





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