



FOR **LEASE/SALE**

WAREHOUSE DISTRIBUTION BUILDING

6101 E. LOMBARD STREET | BALTIMORE, MARYLAND 21224



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Hard-to-find industrial building with excess land
- 15 dock doors and 1 at-grade drive-in door
- Existing refrigeration and freezer for food distribution/processing:
 - » Cooler space: 2,000 SF \pm
 - » Freezer space: 2,400 SF \pm
- Motion sensor LED lighting
- Excellent access to I-95, I-895 and I-695
- Close proximity to the Port of Baltimore

BUILDING SIZE:

30,253 SF \pm

LOT SIZE:

5.48 ACRES \pm

CLEAR HEIGHT:

18' \pm

COLUMN SPACING:

30' x 40' \pm

DOCKS:

15

DRIVE-INS

1

ZONING:

OIC (OFFICE-INDUSTRIAL
CAMPUS DISTRICT)



AERIAL



DRIVE-IN



DOCK

E LOMBARD ST

200' ±

150' ±



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

 0.7 MILES
2 MIN. DRIVE

 1.4 MILES
3 MIN. DRIVE

 1.7 MILES
4 MIN. DRIVE

 4.8 MILES
8 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

 13.8 MILES
16 MIN. DRIVE

BALTIMORE, MD 4.3 MILES
12 MIN.

WASHINGTON, DC 42.6 MILES
50 MIN.

PHILADELPHIA, PA 98.2 MILES
1 HR. 30 MIN.

RICHMOND, VA 151.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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