



60K SF ± INDUSTRIAL BUILDING

6159 EDMONDSON AVENUE | CATONSVILLE, MARYLAND 21228

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 60,200 SF \pm industrial building
 - » 15,000 SF \pm leased to established, regional mechanical contractor
- Excellent location directly off I-695 & close to I-95
- Signalized intersection with multiple points of ingress/egress
- Fully conditioned warehouse and offices
- Roof replaced in recent years
- Opportunity to develop 0.75 acres \pm at front of property
- Close proximity to BWI Airport and the Port of Baltimore

BUILDING SIZE:	60,200 SF \pm
LOT SIZE:	5.77 ACRES \pm
CLEAR HEIGHT:	22' \pm (WAREHOUSE)
DOCKS:	3 (ABILITY TO ADD MORE)
DRIVE-INS:	1 (OVERSIZED, ABILITY TO ADD MORE)
POWER:	3 PHASE



GOOGLE STREET VIEW

AERIAL OVERVIEW

ZONING:

MLR (MANUFACTURING, LIGHT, RESTRICTED)

MR (MANUFACTURING, RESTRICTED)

△ DRIVE-IN

|| DOCK

EDMONDSON AVE

MR ZONING

UPPER LEVEL OFFICE: 7,260 SF ±

LOWER LEVEL OFFICE: 4,400 SF ±

MLR ZONING

MAIN GOALS BLDG.: 30,000 SF ±

MR ZONING

GOALS ANNEX BLDG.: 12,540 SF ± (INCLUDES MEZZ.)

MEC2 MAIN OFFICE: 6,000 SF ±

WOODLAWN AVE

ARBUTUS AVE



ADDITIONAL PHOTOS



LOCAL BIRDSEYE

BALTIMORE



EDMONDSON AVE

ARBUTUS AVE

HARLEM LN



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
0.3 MILES
2 MIN. DRIVE

INTERSTATE 70
2.3 MILES
4 MIN. DRIVE

INTERSTATE 95
3.9 MILES
4 MIN. DRIVE

BWI
BALTIMORE-WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
9.4 MILES
10 MIN. DRIVE

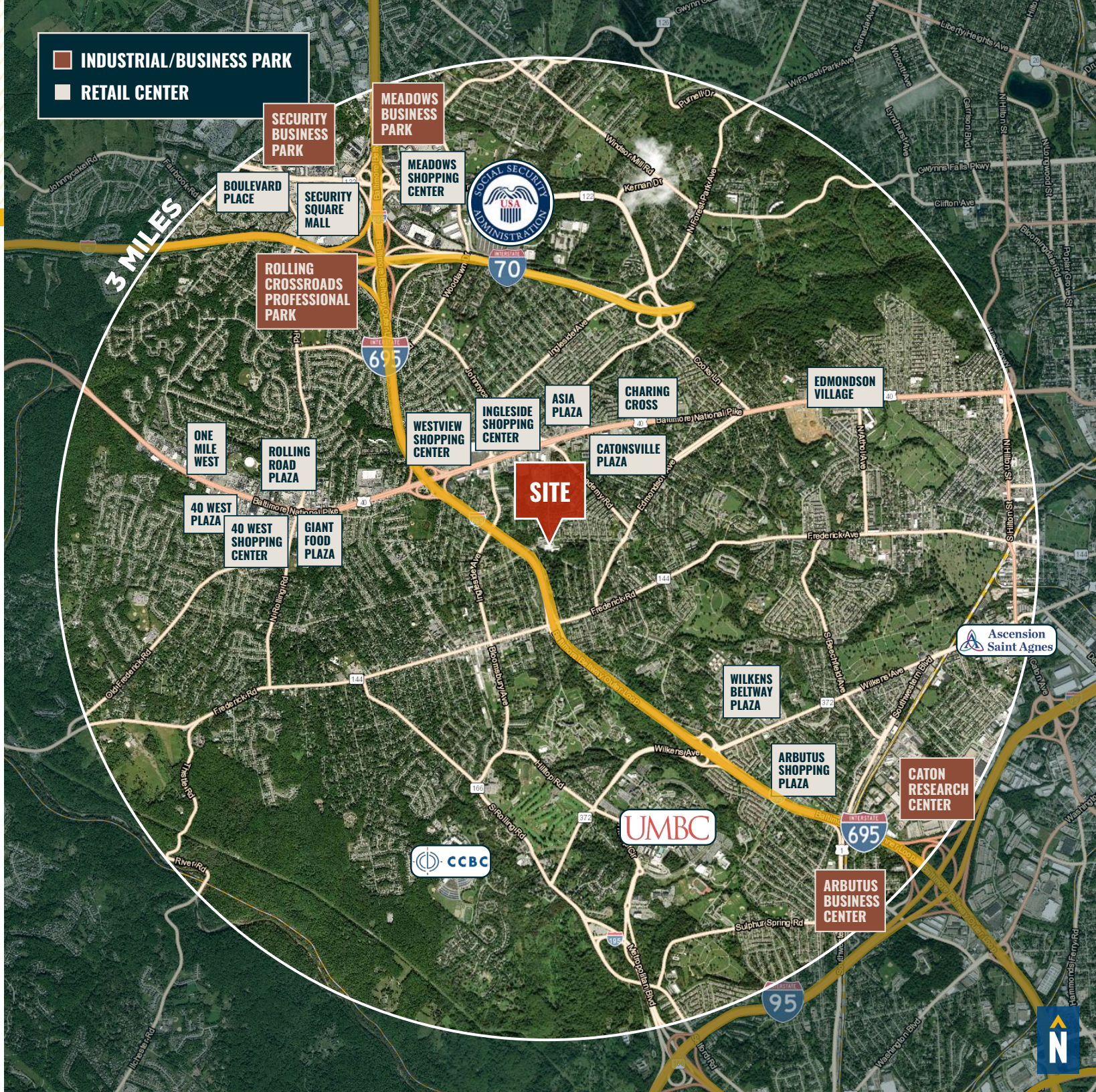
PORT OF BALTIMORE
1706
Helen Delich Bentley
10.1 MILES
10 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD
9.8 MILES
14 MIN.

WASHINGTON, DC
38.4 MILES
40 MIN.

PHILADELPHIA, PA
111.0 MILES
1 HR. 40 MIN.

RICHMOND, VA
148.0 MILES
2 HRS. 10 MIN.



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