



FOR SALE

# WAREHOUSE/MANUFACTURING BUILDING

6301 ERDMAN AVENUE | BALTIMORE, MARYLAND 21205



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

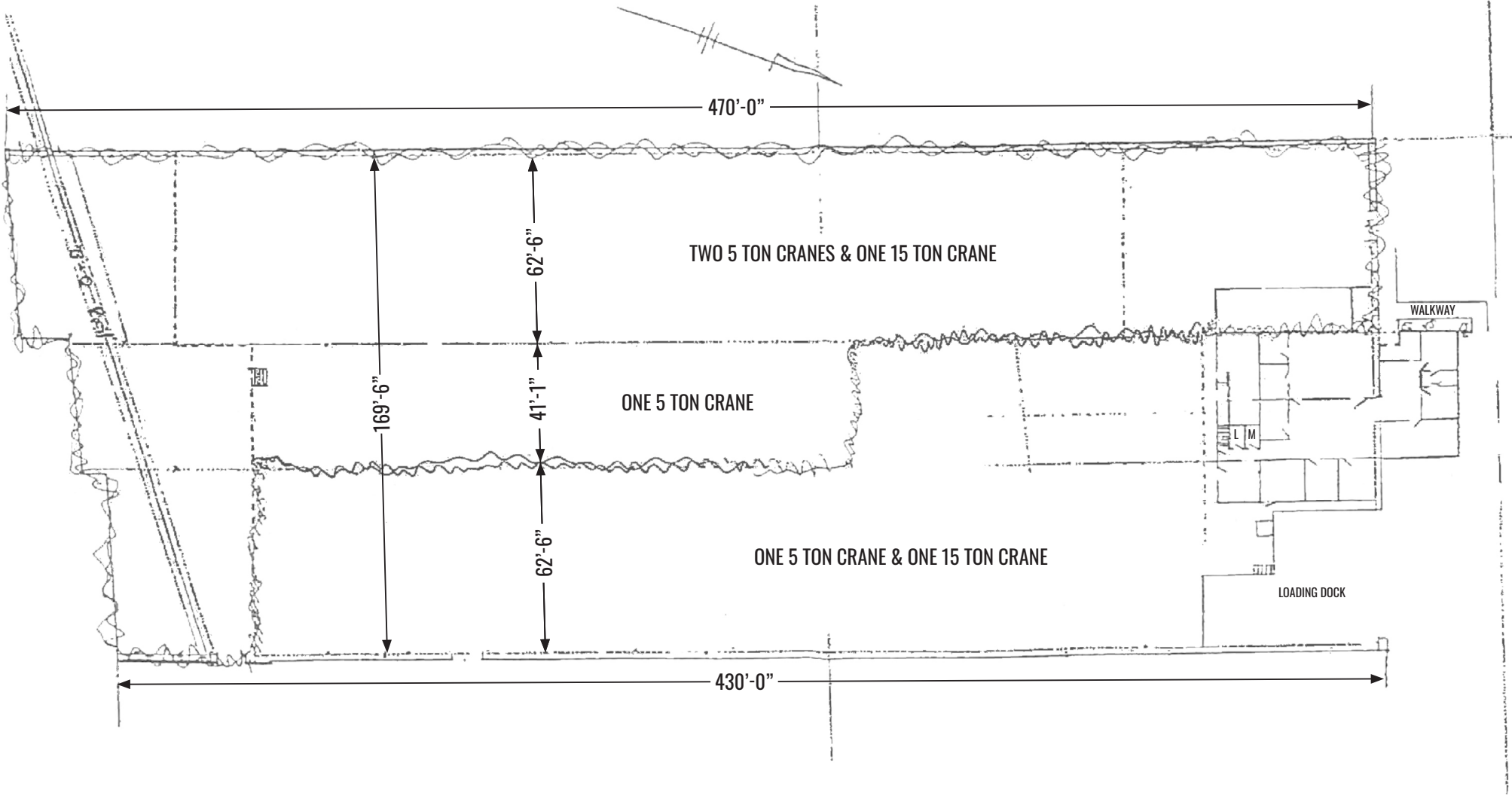
- Rarely available crane served building (two 5-ton and two 15-ton)
- Excellent clear heights (27'-32')
- Heavy electric service (277/480 Volt 3 Phase)
- Rail (CSX possible)
- Enterprise Zone tax benefits
- I-2 (General Industrial District) zoning
- Superior access to I-95, I-895 and I-695
- Close proximity to the Port of Baltimore (4 miles) and Downtown



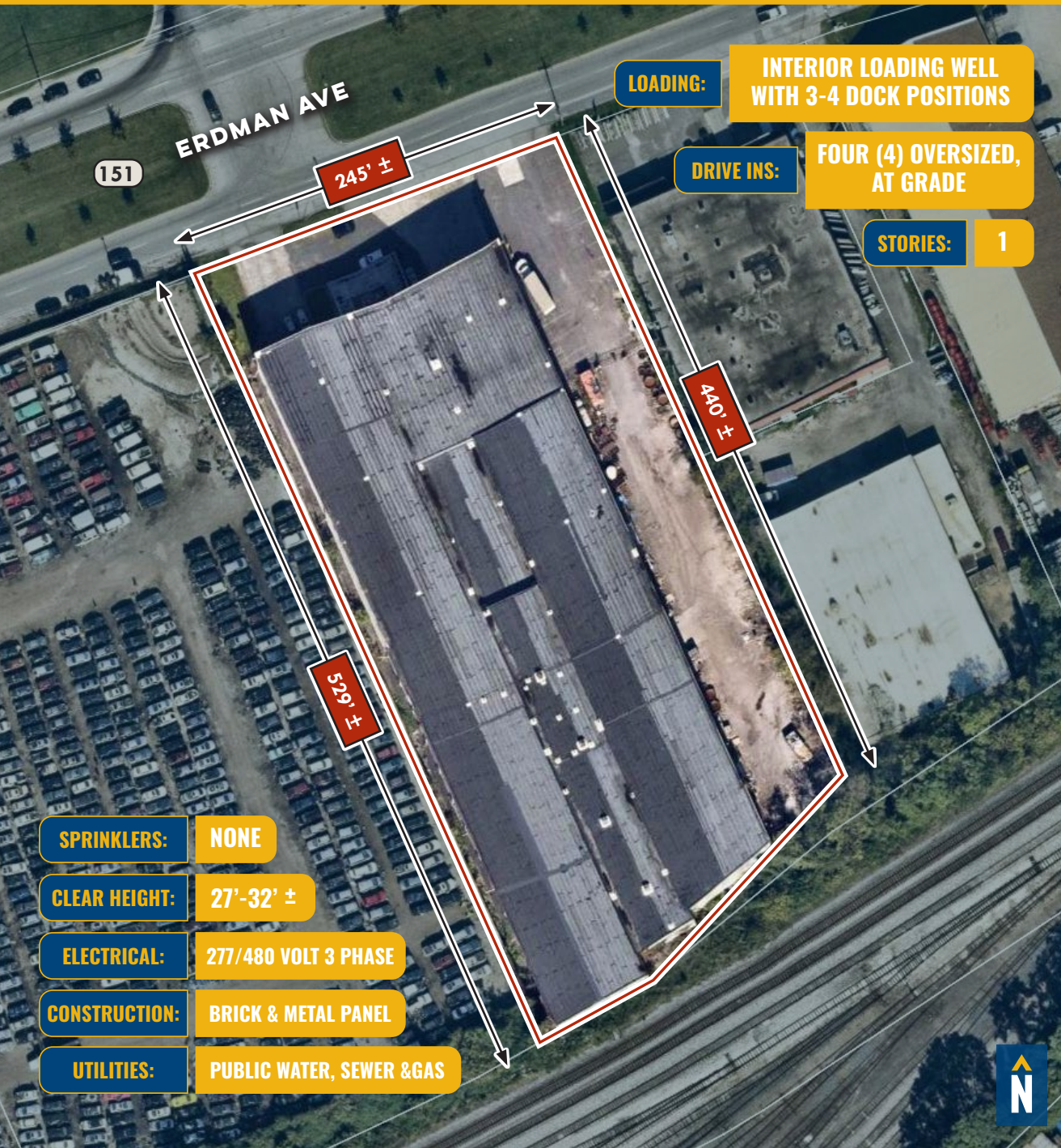
BUILDING SIZE:	77,000 SF ±
LOT SIZE:	2.75 ACRES ±
YEAR BUILT:	1957
LOADING DOCKS:	3-4 POSITIONS (INT. LOADING WELL)
DRIVE INS:	4, OVERSIZED (AT GRADE)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
SALE PRICE:	NEGOTIABLE

# SPACE PLAN

Building plan not to scale. Verify measurements in field.



# AERIAL / PROPERTY SPECS



# LOCAL BIRDSEYE



FAIRFIELD  
MARINE TERMINAL

THE SHOPS AT  
CANTON  
CROSSING

Fort McHenry

BALTIMORE

PATTERSON PARK

INTERSTATE  
95

INTERSTATE  
895

JOHNS HOPKINS  
MEDICINE  
JOHNS HOPKINS BAYVIEW MEDICAL CENTER

EMERENT

E LOMBARD ST

SITE

INTERSTATE  
895

HARBOUR SIGN  
& GRAPHICS, LTD

151

WM  
WASTE MANAGEMENT

ERDMAN AVE

WHOLESALE MILLWORK

ROYAL  
FARMS

PRITCHARD  
BROWN, LLC

PULASKI HWY

40

151





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