

# FOR SALE

Baltimore County, MD

## 2 INDUSTRIAL WAREHOUSES

6400-6402 FALLS ROAD  
BALTIMORE, MARYLAND 21209



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# TWO INDUSTRIAL WAREHOUSES

6400-6402 FALLS ROAD | BALTIMORE, MARYLAND 21209

## 6400 FALLS ROAD

- ▶ 14,744 sf ±
- ▶ 1.014 Acres ±
- ▶ 3 drive-in doors (oversized)

## 6402 FALLS ROAD

- ▶ 6,474 sf ±
- ▶ .706 Acres ±
- ▶ 2 drive-in doors

## ZONING

ML AS (Manufacturing, Light)  
[Automotive Service Overlay]

## HIGHLIGHTS

- ▶ Located directly off of I-83
- ▶ 100+ feet of frontage on Falls Road (Route 25)
- ▶ Easy access to I-695, I-795
- ▶ Prime location to access both Baltimore Co. and City markets



6400 FALLS RD



6402 FALLS RD



STREET VIEW



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# AERIAL

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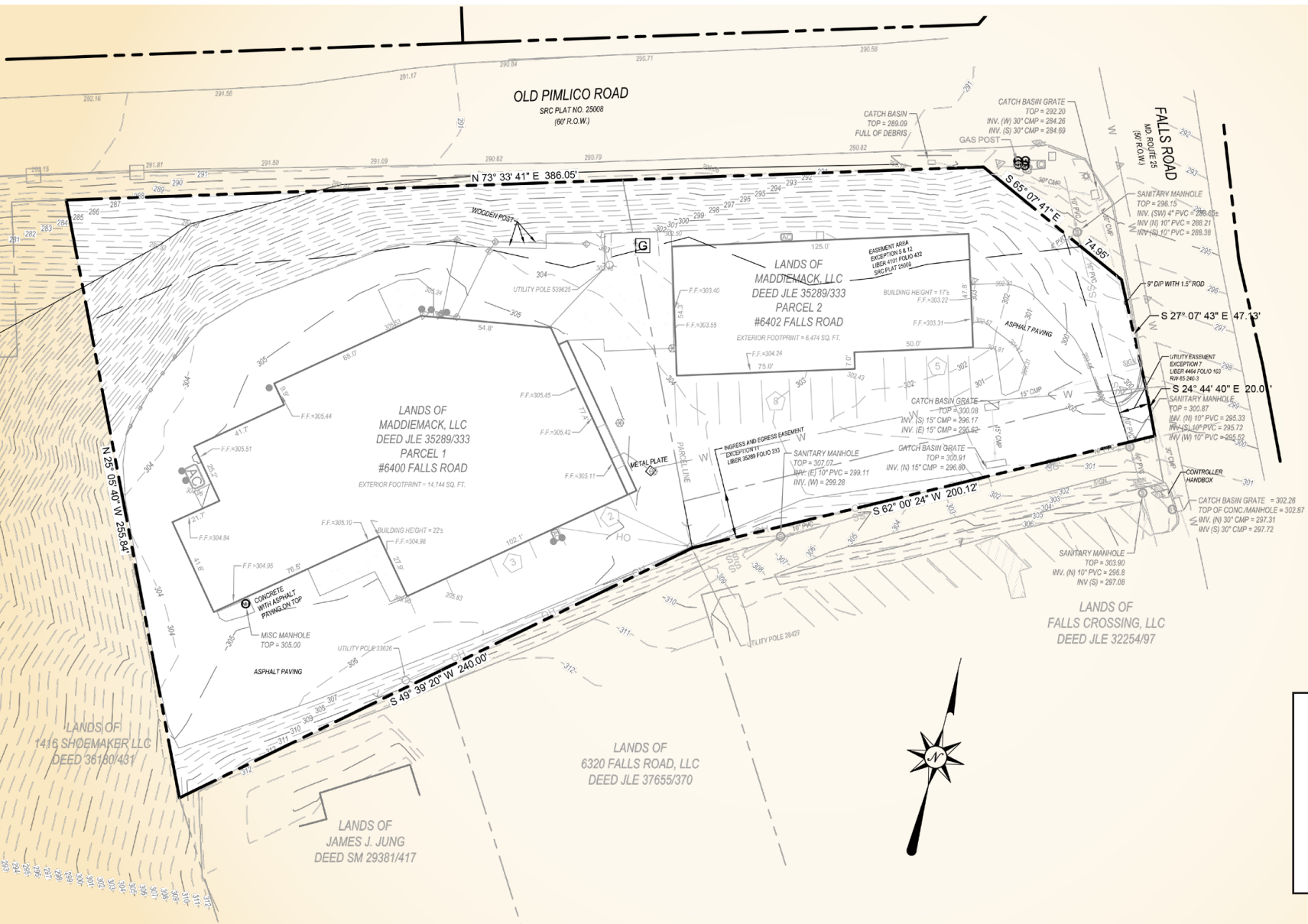


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# SURVEY

6400-6402 FALLS ROAD | BALTIMORE, MARYLAND 21209



## LEGEND

EXISTING CONTOUR	---
EXISTING INDEX CONTOUR	---
EXISTING SPOT GRADE	37x25
SANITARY MANHOLE	⊙
SANITARY CLEANOUT	⊙
SANITARY SEWER PIPE	—S—
STORM PIPE	---
CATCH BASIN	⊙
STORM MANHOLE	⊙
STORM CLEANOUT	⊙
GAS METER	⊙
UTILITY POLE	⊙
LIGHT POLE	⊙
FLAG POLE	⊙
GUY WIRE	⊙
LIGHT	⊙
SIGN	⊙
BOLLARD	⊙
AC UNIT	⊙
PARKING COUNT	#
GARBAGE DUMPSTER	G
RAILING	⊙
ELECTRIC MARKOUT	⊙
GASLINE MARKOUT	⊙
WATER METER	⊙
WATER VALVE	⊙
WATER PIPE	w
FIRE HYDRANT	⊙
ELECTRIC METER	⊙
CABLE PEDESTAL	⊙
MISC. MANHOLE	⊙
FENCELINE	---

## PLAN DATA

TAX MAP: 069 PARCELS: 99 & 710  
 OWNER: MADDIEMACK, LLC.  
 AREA: 73,953 S.F. or 1.6977 ACRES±  
 SOURCE OF TITLE: LIBER JLE 35289 FOLIO 333  
 ADDRESS: 6400 & 6402 FALLS ROAD  
 BALTIMORE, MARYLAND 21209



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# LOCAL BIRDSEYE

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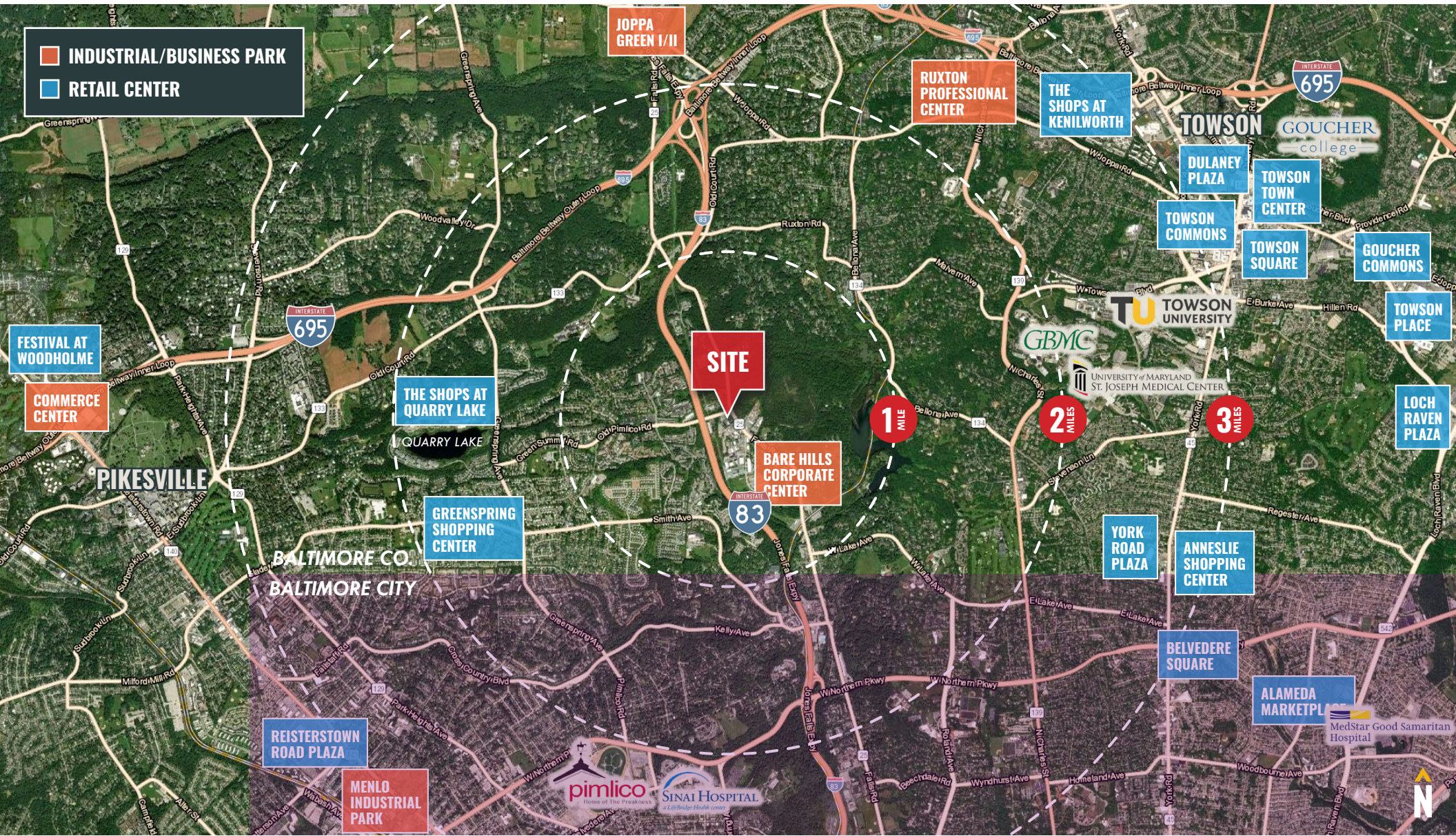


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# TRADE AREA

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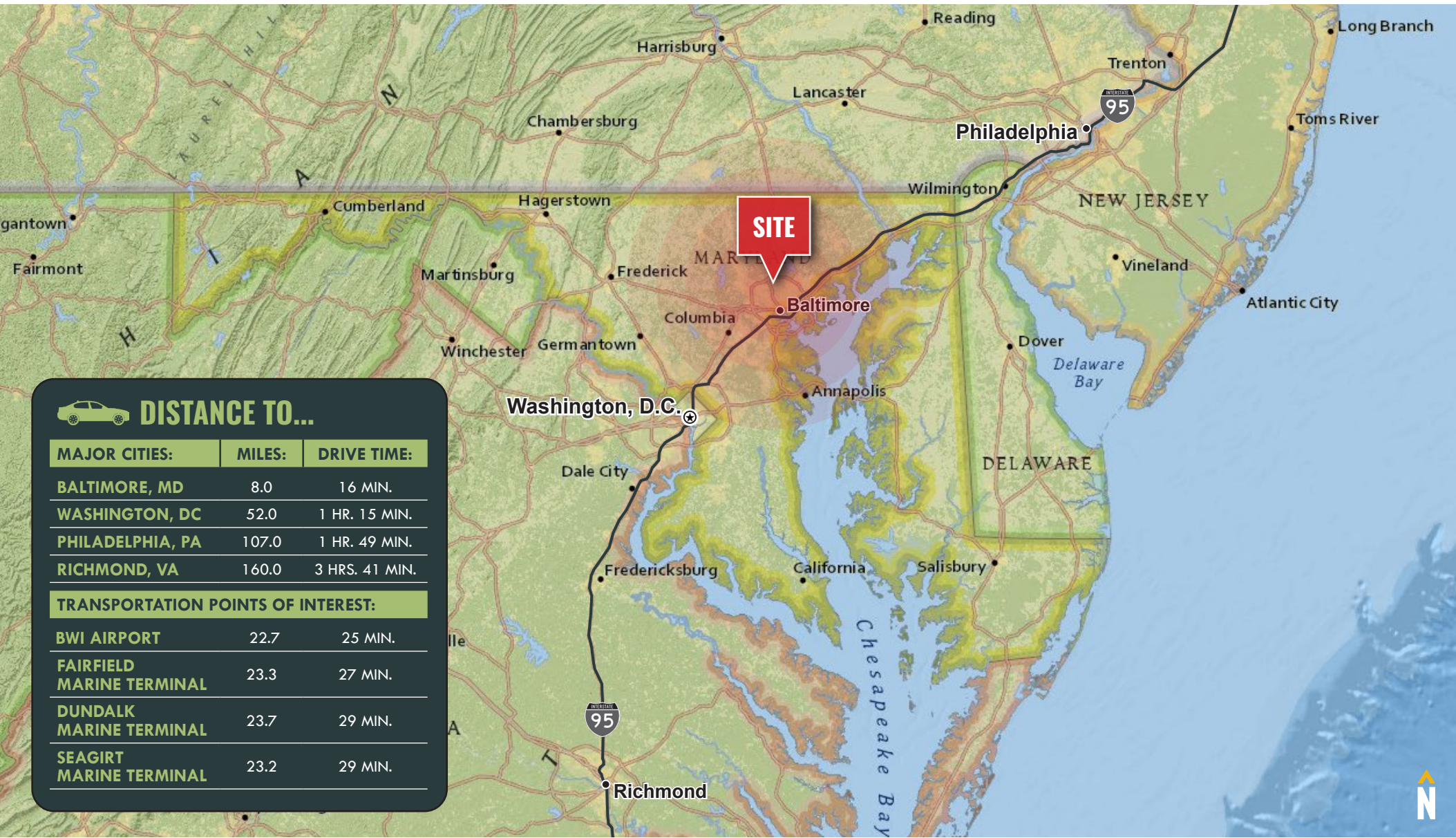


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# LOCATION

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