



FOR **SALE/LEASE**

91K SF ± **INDUSTRIAL FACILITY** WITH **IOS**

6611 TRIBUTARY STREET | BALTIMORE, MARYLAND 21224

**RENOVATIONS &
ROOF REPLACEMENT
CURRENTLY UNDER
CONSTRUCTION**

(ALL BUILDING IMAGES GRAPHICALLY
REPRESENT TO-BE-COMPLETED WORK.)



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

TD&A
TROUT DANIEL & ASSOCIATES

PROPERTY OVERVIEW

HIGHLIGHTS:

- 91,683 SF $\pm$ industrial facility on 7.48 acres $\pm$
- Includes 4,000 SF $\pm$ office space
- Loading:
 - » East side: 9 loading docks + 2 drive-in doors
 - » West side: 3 drive-in doors
- 24 trailer drops (95' $\pm$ truck court depth)
- Strategic port-oriented location
- Close proximity to the \$3.7B investment by drone producer Anduril at the port of Baltimore
- Ample fenced gated and lit outdoor storage/ laydown yard.
- Excellent regional access via I-95 and I-895

BUILDING SIZE:

91,683 SF $\pm$

LOT SIZE:

7.48 ACRES $\pm$

COLUMN SPACING:

30' W x 40' D $\pm$

LOADING:

9 DOCKS / 5 DRIVE-INS

POWER:

4,000 AMPS, 480V, 3-PHASE

SPRINKLER:

WET

ZONING:

I-2 (GENERAL INDUSTRIAL DIST.)



AERIAL

 DRIVE-IN
 DOCK



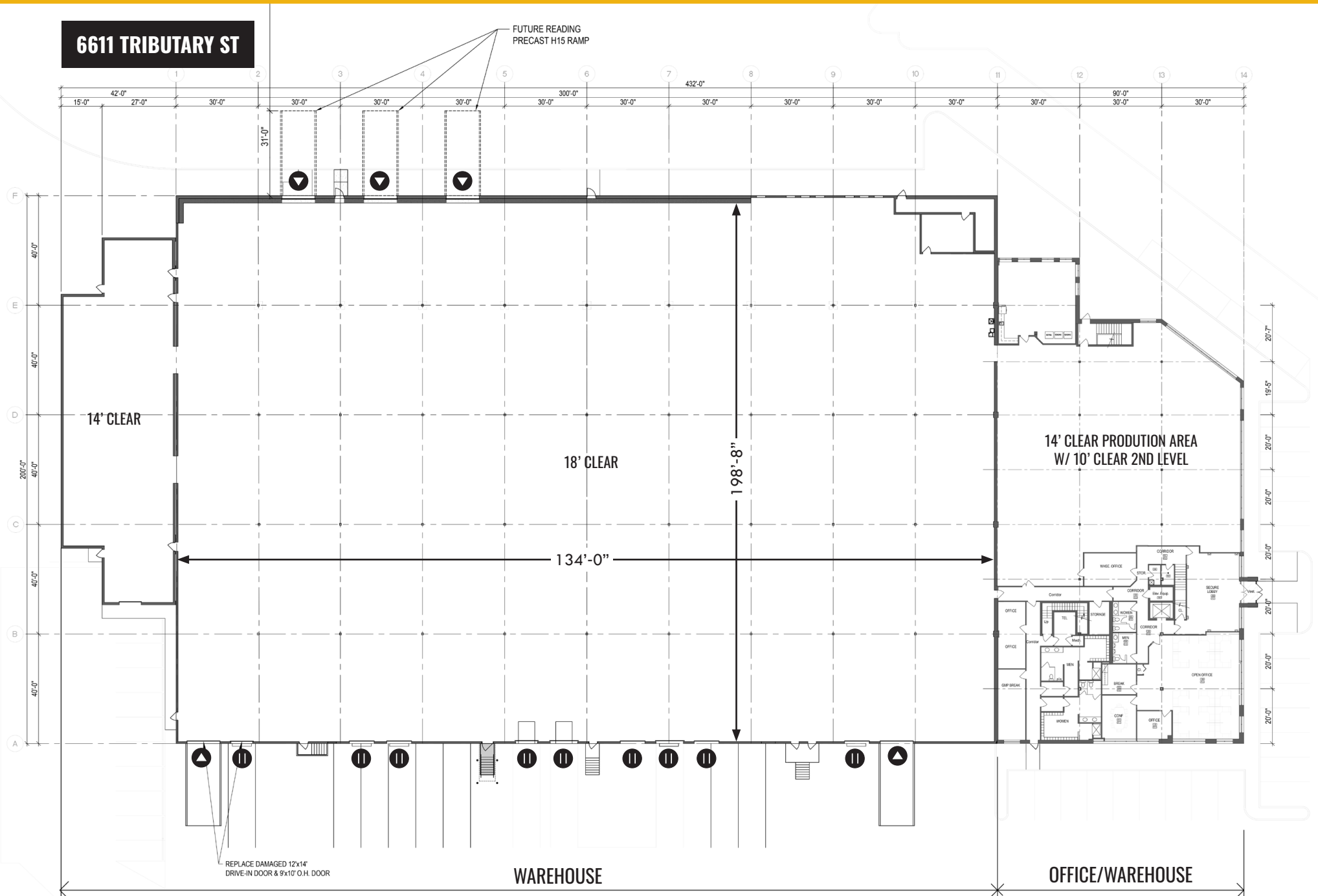
3 NEW DRIVE-INS COMING SOON

6611 TRIBUTARY ST

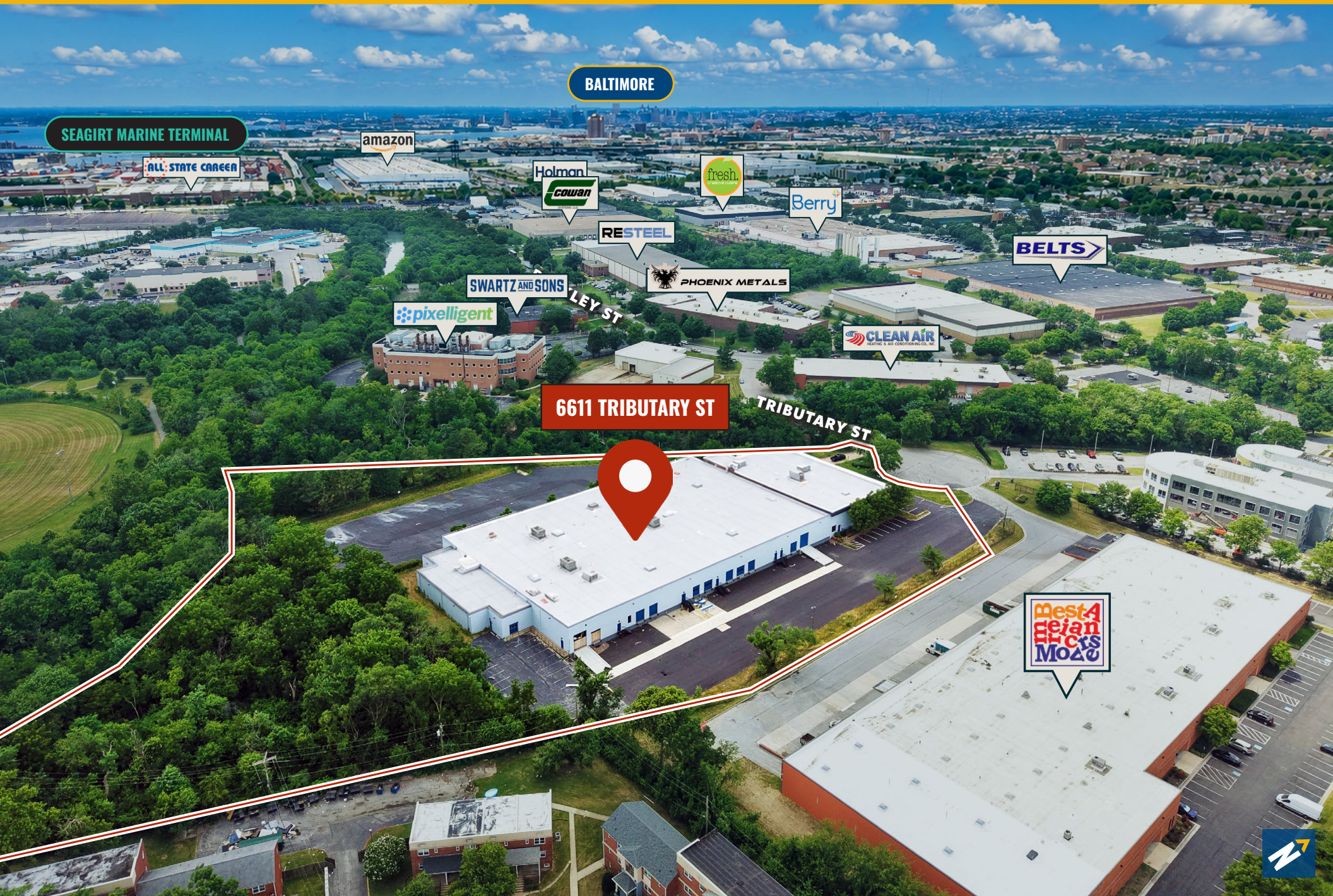
FENCED, GATED & LIT
OUTDOOR STORAGE AREA



DRIVE-IN DOCK



LOCAL BIRDSEYE



BALTIMORE

SEAGIRT MARINE TERMINAL

ALL STATE CARCEN

amazon

Holman
Cowan

fresh

Berry

RESTEEL

BELTS

SWARTZ AND SONS

pixelligent

LEY ST

PHOENIX METALS

CLEAN AIR
HEATING & AIR CONDITIONING CO., INC.

6611 TRIBUTARY ST

TRIBUTARY ST

mest4
ceian
Hicks
Moze



REGIONAL ACCESS



DRIVING DISTANCE TO:



2.0 MILES
7 MIN. DRIVE



2.2 MILES
6 MIN. DRIVE



4.5 MILES
10 MIN. DRIVE



1.3 MILES
5 MIN. DRIVE
(DUNDALK MARINE TERMINAL)



14.3 MILES
18 MIN. DRIVE

BALTIMORE, MD

8.4 MILES
16 MIN.

WASHINGTON, DC

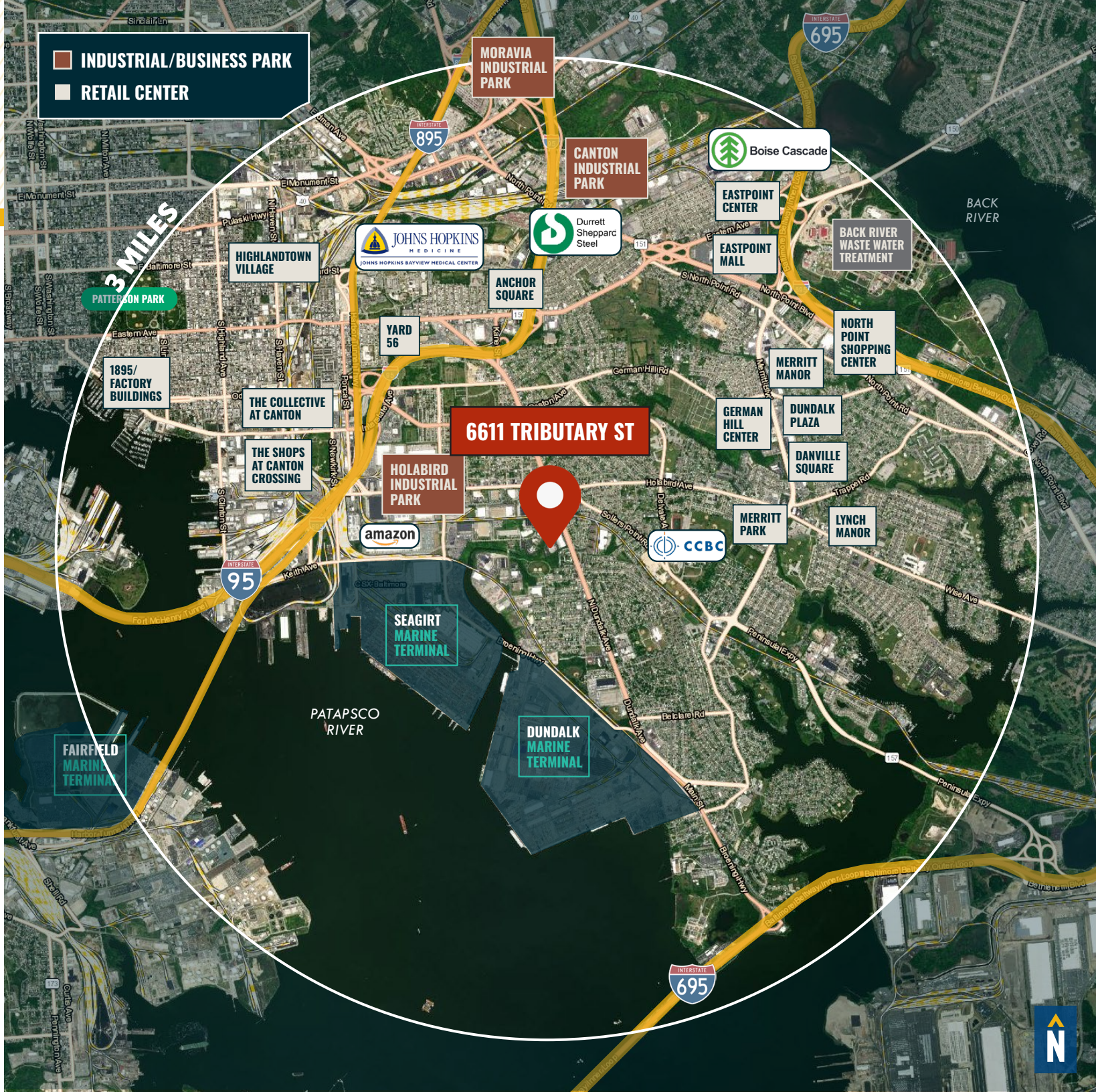
43.1 MILES
50 MIN.

PHILADELPHIA, PA

99.8 MILES
1 HR. 30 MIN.

RICHMOND, VA

152.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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