

SALE/LEASE

 Baltimore City, Maryland

EDISON INDUSTRIAL CENTER

1825-1829 EDISON HIGHWAY
BALTIMORE, MARYLAND 21213

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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BUILDING SIZES

- ▶ 11,500 sf ± warehouse
- ▶ 2,000 sf ± showroom
- ▶ 3,000 sf ± attached office

SITE SIZE

1.10 Acres ±

ZONING

I-2 (General Industrial)

LOADING

2 Docks, 1 Oversized Drive-In

LEASE PRICE

\$8.50/ sf

OPERATING EXPENSES

\$1.36/ sf ±

SALE PRICE

\$1,350,000

HIGHLIGHTS

- ▶ 3 phase power
- ▶ 14' ceilings
- ▶ Recently replaced roof
- ▶ Fenced/secured lot
- ▶ I-2 zoning allows outside storage
- ▶ Easy access to I-95, I-895, I-83



STREET VIEW



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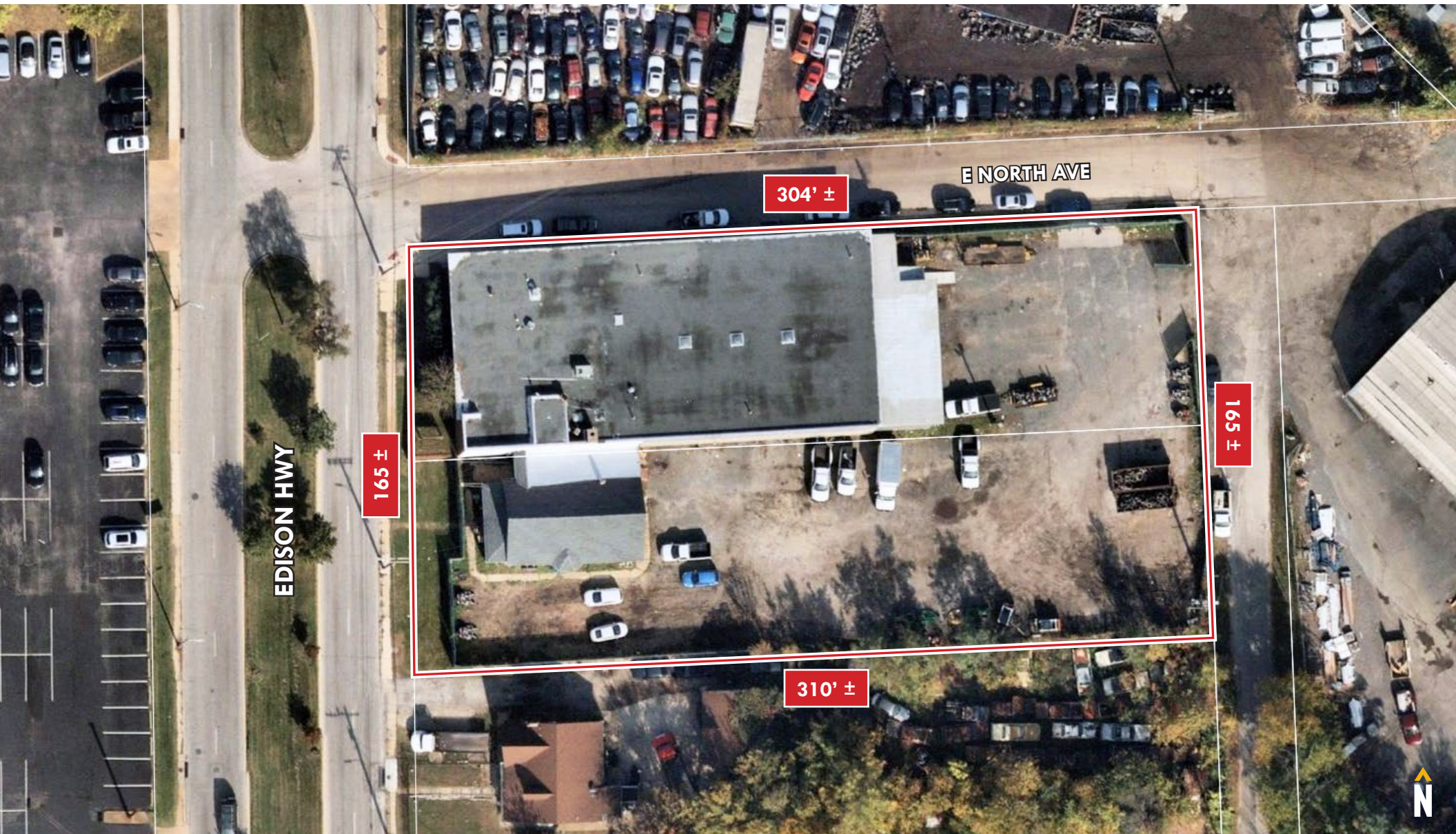
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AERIAL

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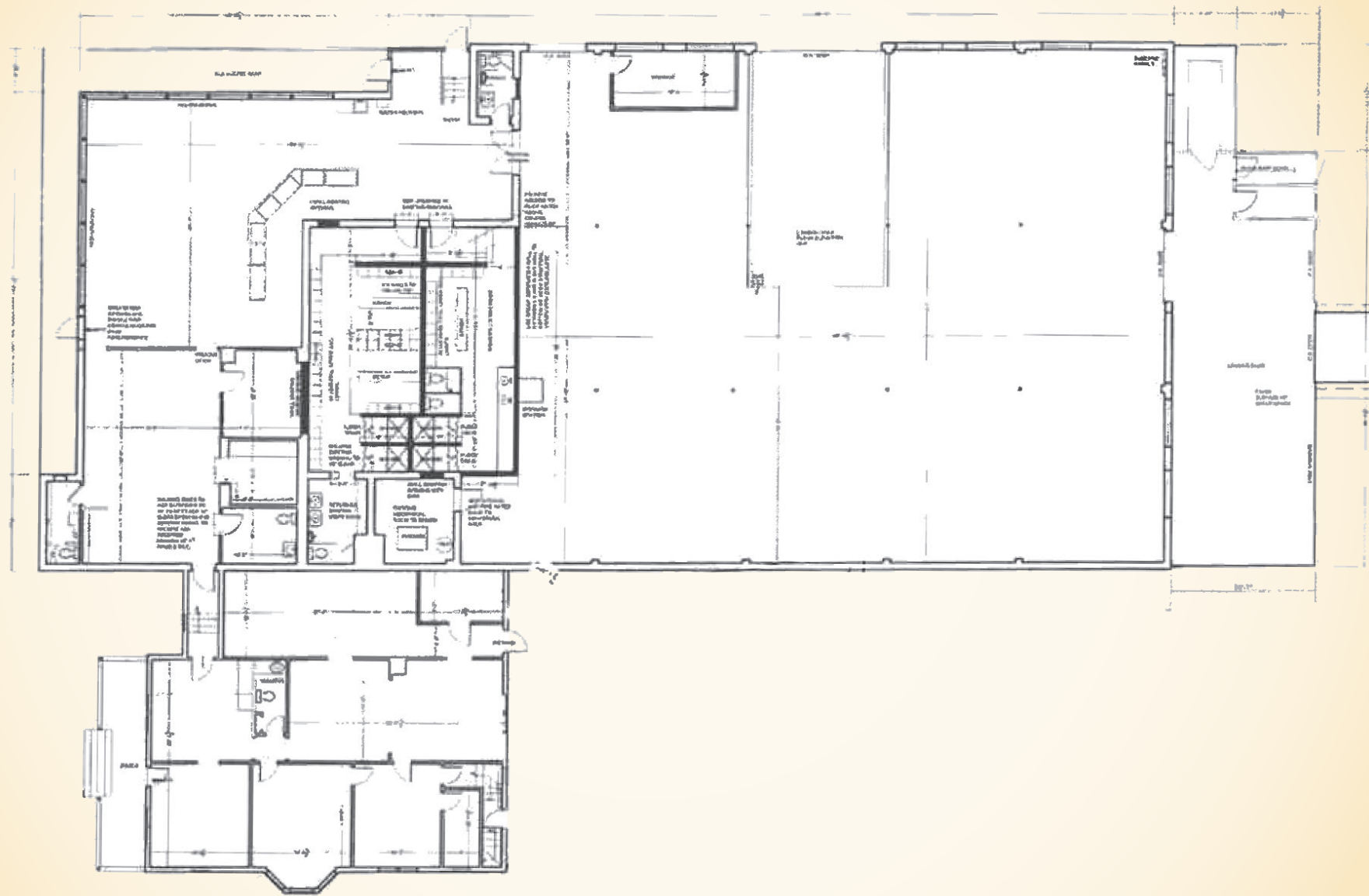
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FLOOR PLAN

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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SALE/LEASE



Baltimore City, Maryland

LOCAL BIRDSEYE

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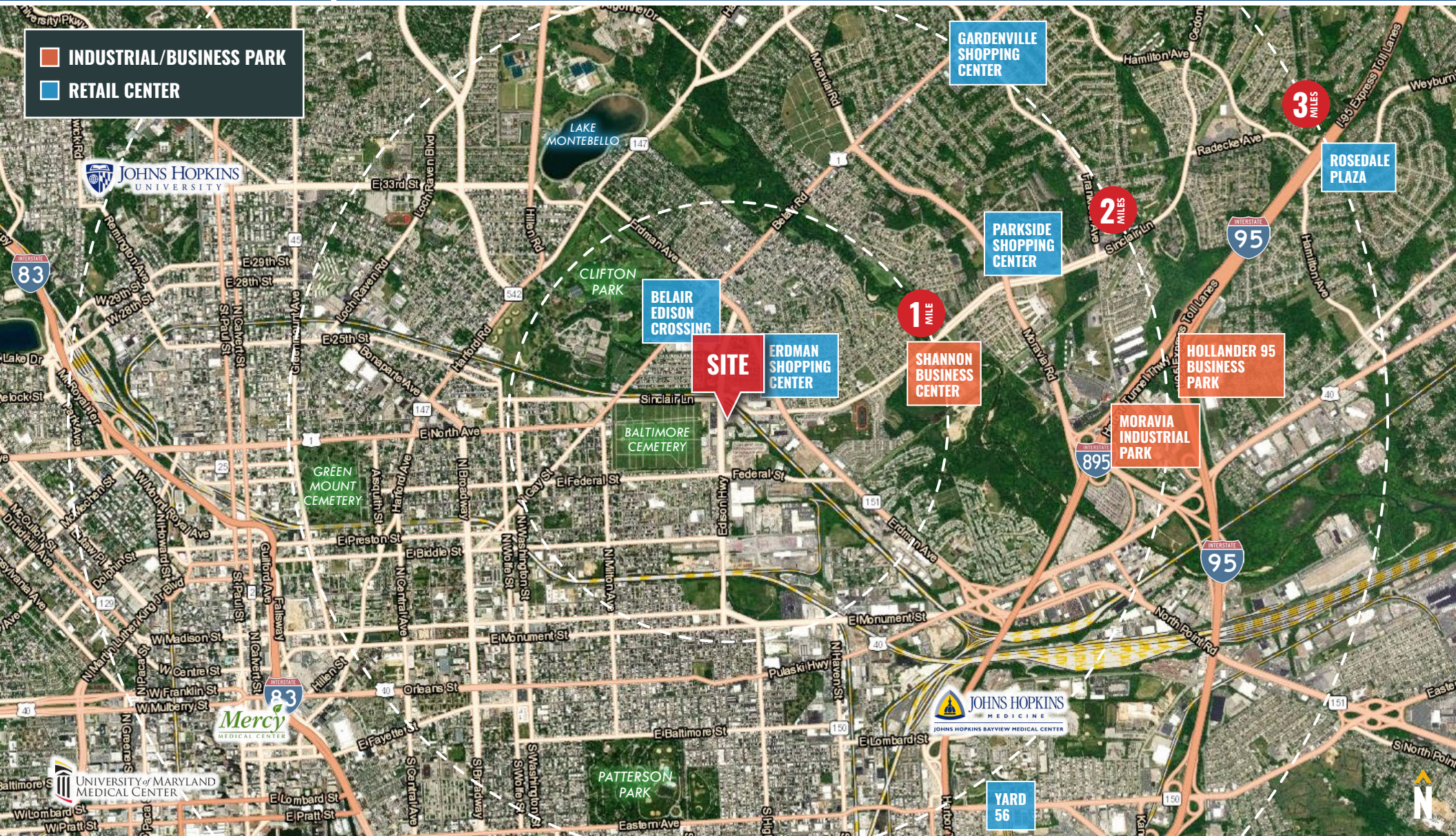
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TRADE AREA

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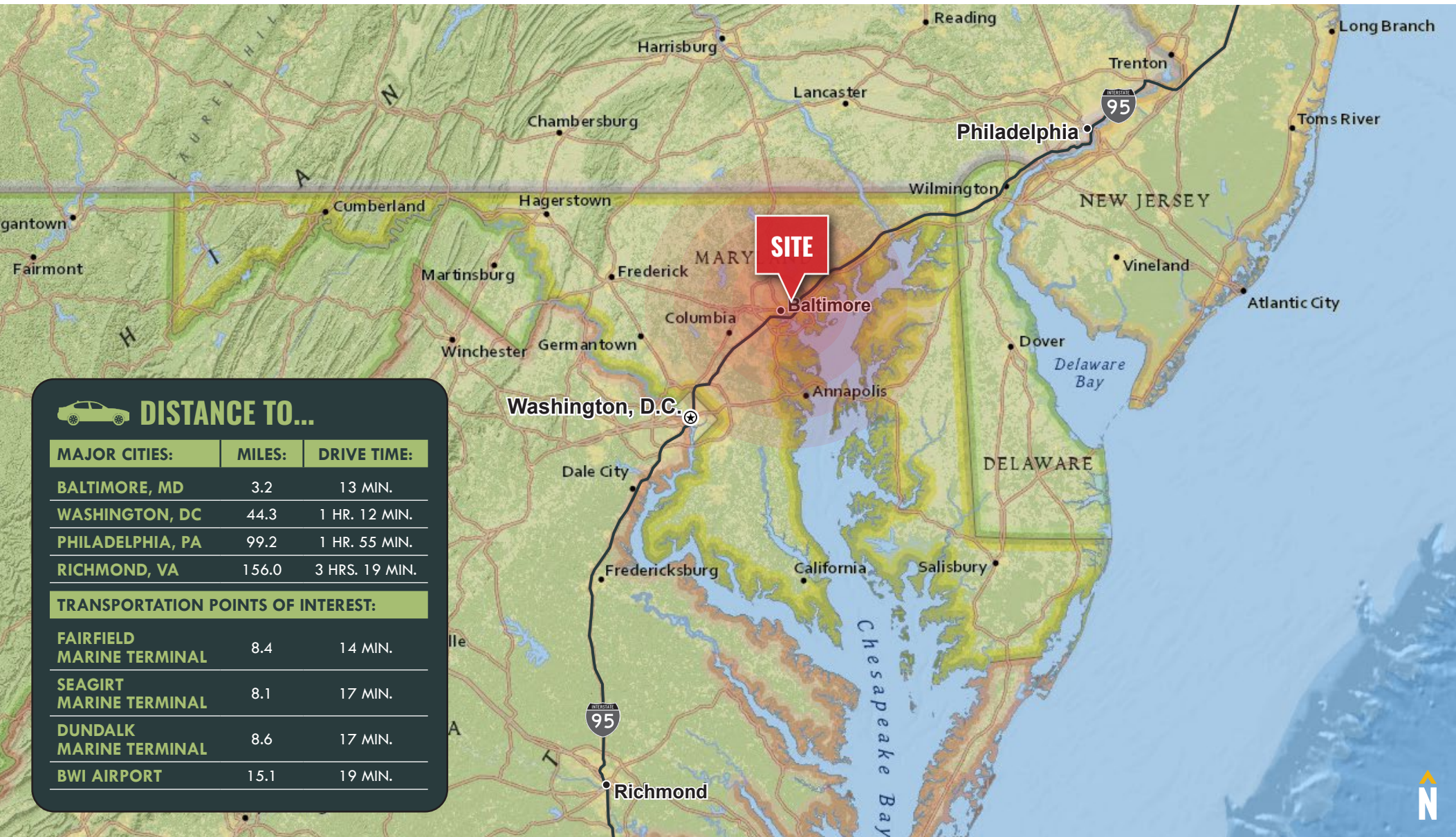
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LOCATION

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SENIOR VICE PRESIDENT & PRINCIPAL

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