

1017 Leslie Avenue

CATONSVILLE, MARYLAND

*19,910 SF Multi-Tenant Warehouse | 78% Vacant
Up To a 20' Clear Height | 5 Drive-Ins & 2 Docks
Quick Access to Baltimore National Pike & I-695*



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Marcus & Millichap

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Offering Summary

**1017 Leslie Avenue
Catonsville, MD 21228**

Price:	\$2,800,000 (\$141/SF)
Building Area:	19,910 SF
Lot Size:	0.91 Acres
Zoning:	BM (Business Major)
Units:	5 (1 Leased)
Market Rent:	\$15.00/SF NNN
Pro Forma Cap Rate:	8.90%



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Building & Location Features

- 5 Bays - 4 Accessible from Leslie Avenue with a Lower-Level Bay Accessible from Cummings Avenue and From Bay 4
- 13'9" – 20'6" Clear Heights (Lower-Level is 10'2")
- 5 Drive-In Doors
- 2 Loading Docks (1 in Front and 1 in Rear)
- Business, Major Zoning (Permits Various Retail, Service, Warehousing Uses and More)
- Multiple Units Are Connected or Can be Internally Connected
- Located Just Off Baltimore National Pike (52,802 AADT)
- Nearby Many National Retail and Service Brands and Shopping Centers
- 1-Mile From I-695
- Less Than 4-Miles From I-70
- 20-Minute Drive to Downtown Baltimore and BWI Airport

Executive Summary

Marcus & Millichap is pleased to exclusively represent the ownership in the sale of 1017 Leslie Avenue, Catonsville, MD 21228. This 19,910 SF, 5-unit warehouse sits on a 0.91-acre lot with BM (Business, Major) zoning. It is conveniently located just off Baltimore National Pike, providing quick access to I-695, Downtown Baltimore, and BWI Airport.

The building is divided into five separate units with four of them being accessible from Leslie Avenue (front of the property) and one from Cummings Avenue (rear of the property). Each unit has its own electric meter and bathroom (one bathroom has been removed). The building is currently occupied by BPR Automotive and a design and furnishings group. However, at closing, 4 of the 5 units will be vacated. Unit 1 is NNN-leased by BPR Automotive for a 5-year term with several extension options.

The unit sizes range from 3,286 SF up to 4,428 SF with clear heights from 10'2" to 20'6". In total, the building features 5 drive-in doors and 2 loading docks. Currently bays 3, 4 and 5 are internally connected, but could be leased separately in the future. Bays 1 and 2 were previously internally connected via a large door that has now been blocked.

At closing, 15,515 SF of the building will become vacant, allowing an owner-user to take occupancy. Alternatively, an investor can earn above average returns by leasing the vacant space. The local industrial market is healthy with virtually no nearby vacancies.

The property benefits from immediate access to Baltimore National Pike, which has an AADT of 52,802. Not only is it surrounded by various national retail brands such as McDonald's, Starbucks, and Sunbelt Rentals, but it also within an 8-minute drive of both I-695 and I-70.

This opportunity is ideal for an owner-user seeking industrial space that's equipped with multiple loading options, high ceilings, and quick highway access. The property should also appeal to investors because it can be leased as is with minimal capital improvements.



Surrounding Area



Baltimore National Pike



1017 Leslie Ave
Catonsville, MD

Building Specifications

Parcel Number 01-0118001364

Year Built 1992

Building Area 19,910 SF

Lot Size 0.91 Acres

Zoning BM

FAR 0.50

Bays 5

Main-Level Clear Height 13'9" – 20'6"

Lower-Level Clear Height 10'2"

Drive-In Doors 5

Loading Docks 2

Structure Masonry

HVAC Heat in Warehouse & AC in the Two Office Areas

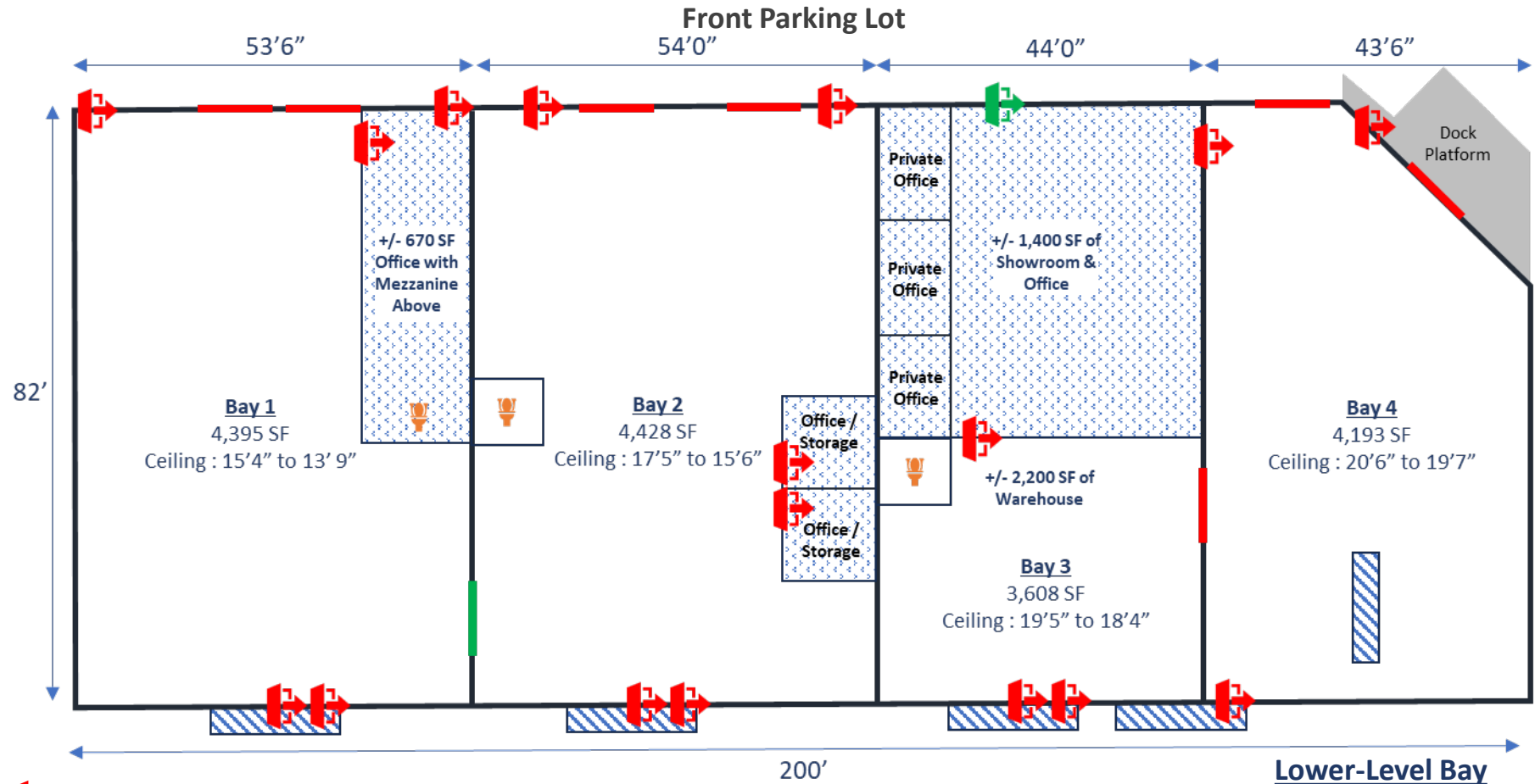
Water & Sewer Public

Lighting Mostly LED

Fire Safety No Sprinkler



Floor Plan



Pedestrian Door

Bathroom

Stairs

Drive-In Door

Column

Blocked Up Large Door

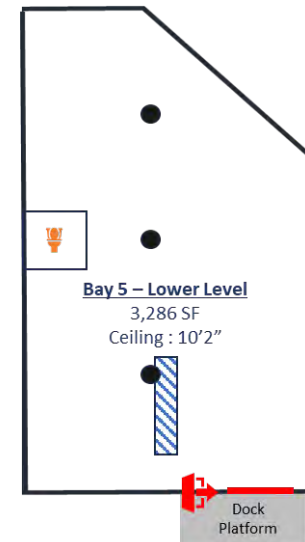
Drive-In Replaced by Pedestrian Door

Area with Office Buildout

Space Notes:

- All measurements are approximate.
- Bay 1 & Bay 2 were previously leased by Maaco and connected via a large door that is now blocked.
- Bays 3 and 4 are connected via a large door.
- Bays 4 and 5 are connected via an internal stairway.
- The bathroom in Bay 4 has been removed.
- The drive-in door in Bay 3 was removed and replaced with a pedestrian door.

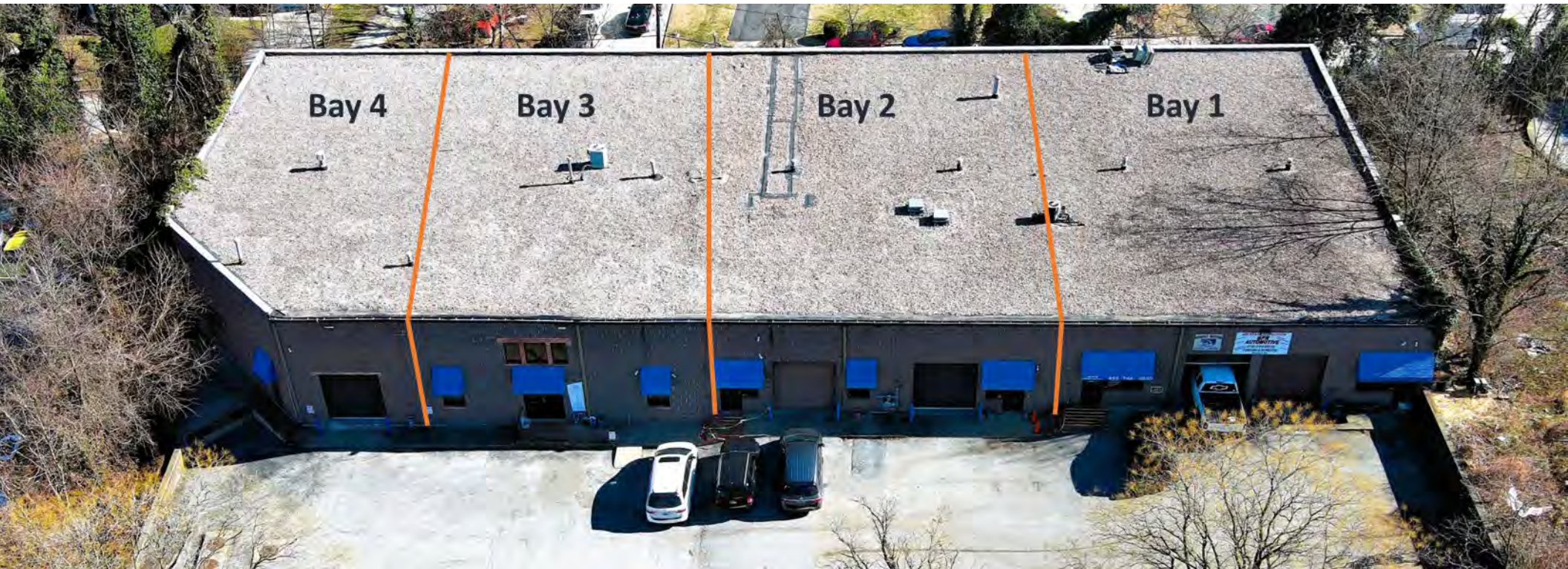
Lower-Level Bay



Rent Roll

Bay	Tenant	SF	Pro Rata Share	Current Rent/Yr	Lease Expiration	Options	One-Year Pro Forma			
							Pro Forma Rent/Year	Pro Forma Rent/Month	Pro Forma Rent/SF	Lease Type
1	BPR Automotive	4,395	22%	\$ 46,231	12/31/2031	3 5-Yr	\$ 46,231	\$ 3,852.63	\$ 10.52	NNN
2	Vacant	4,428	22%	\$ -	-	-	\$ 66,420	\$ 5,535.00	\$ 15.00	NNN
3	Vacant	3,608	18%	\$ -	-	-	\$ 54,120	\$ 4,510.00	\$ 15.00	NNN
4	Vacant	4,193	21%	\$ -	-	-	\$ 46,231	\$ 3,852.58	\$ 15.00	NNN
5	Vacant (LL)	3,286	17%	\$ -	-	-	\$ 39,432	\$ 3,286.00	\$ 12.00	NNN
Totals		19,910	100%	\$ 46,231			\$ 252,434	\$ 21,036	\$ 12.68	

- BPR Automotive has a 5-year NNN lease with no base rent increases and three 5-year options. If the tenant exercises their renewal option, rent is reset to 85% of Fair Market Rent. Rent resets to 100% of Fair Market Rent during their second and third option period. This lease has been negotiated but not yet signed.
- Bay 5 is on the lower level, beneath Bay 4, and is accessed from Cummings Ave.
- Bay 1 & Bay 2 were previously connected via a large door that is now blocked. Bay 3 and 4 are connected via a large door. Bay 4 and 5 are connected via an internal stairway.



Zoning

Purpose

The Business, Major (BM) District allows all permitted uses by right in the BL zone in addition to service garages, hotel/motel, theater, warehouse, automobile sales, and night clubs. The following uses are permitted by special exception: arcade, car wash, bus terminal.

Building Restrictions

- BM Maximum Building Height: 40'
- BM Front Setbacks: 10'
- BM Rear Setbacks: 0'
- BM Side Setbacks: 0'

[Link to Business, Major Permitted Uses](#)



Interior Pictures

Bay 1 (Leased)



Bay 2 (Vacant at Closing)



Interior Pictures

Bay 3 (Vacant at Closing)



Bay 4 (Vacant at Closing)



Bay 5 – Lower Level (Vacant at Closing)



Market Summary

Catonsville, Maryland

Catonsville is a well-established submarket within the Greater Baltimore region that offers strategic access to major transportation routes including I-695, I-95, and I-70. The area benefits from a dense labor pool and limited infill industrial supply which has resulted in low vacancy rates and rapid rent growth in recent years.

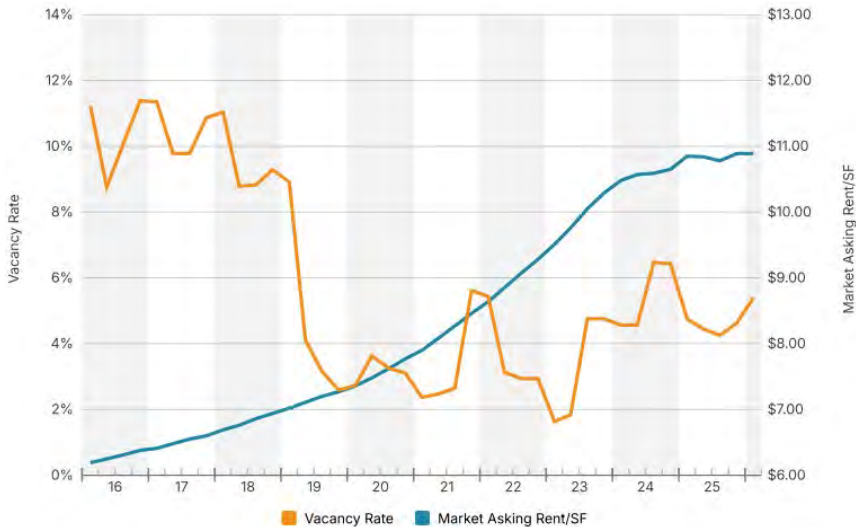
Located just under 20-minutes outside Downtown Baltimore, the Catonsville industrial market captures sustained demand from distribution, manufacturing, and service users seeking efficient locations outside the city limits. In addition to downtown, its proximity to major highways allows quick access to BWI Airport and the Port of Baltimore.

Industrial Submarket Metrics

	2-Mile Radius	4-Mile Radius	6-Mile Radius
Properties in Survey	25	93	589
Inventory SF	392K	3.1M	24.3M
Vacancy	0.00%	4.90%	10.80%
TTM Net Absorption SF	0	31.1K	(156K)
TTM Net Absorption %	0.00%	1.00%	-0.60%
Annual Rent Growth	2.50%	1.70%	1.90%

Source: Costar April 2026 Survey

4-Mile Vacancy & Market Asking Rent/SF



Source: Costar April 2026 Survey

Strong Submarket Performance

Catonsville has a limited industrial supply with an inventory of only 25 properties and 392,000 square feet within a 2-mile radius of 1017 Leslie Avenue. However, because of this, the submarket metrics are strong with an occupancy rate of 100% and 2.50% annual rent growth.

As the distance away from the subject property grows so does the vacancy rate, but aside from West Baltimore, industrial submarket metrics nearby remain healthy. Within 4 miles, there has been positive net absorption of about 31,000 square feet as well as positive rent growth year-over-year.

Market Outlook

Although there are zero industrial developments under construction in Catonsville, this submarket is located in Baltimore County, which has seen recent development. There aren't any projects currently under construction but in 2025, there was over 2 million square feet of industrial product delivered in this county.



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