



INDUSTRIAL WAREHOUSE

6001 ERDMAN AVENUE | BALTIMORE, MARYLAND 21205

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 50,995 SF \pm industrial/warehouse building situated on 2.4 acres \pm (paved)
- Hard to find industrial building with dock and drive-in loading
- New 120/240v 800 amp split service with 200 amps 120/240v 3 phase power
- Newly updated wet sprinkler system
- Located in Maryland Enterprise Zone and Opportunity Zone which offer financial incentives to qualified buyers.
- Superior access to I-95, I-895 and I-695
- Close proximity to the Port of Baltimore (4 miles) and Downtown

BUILDING SIZE:	50,995 SF \pm
LOT SIZE:	2.4 ACRES \pm
DOCKS:	4 (FRONT)
DRIVE-INS:	2 (OVERSIZED, REAR)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW



AERIAL / PARCEL OUTLINE

△ DRIVE-IN

|| DOCK

151

ERDMAN AVE

151

247' ±

404' ±

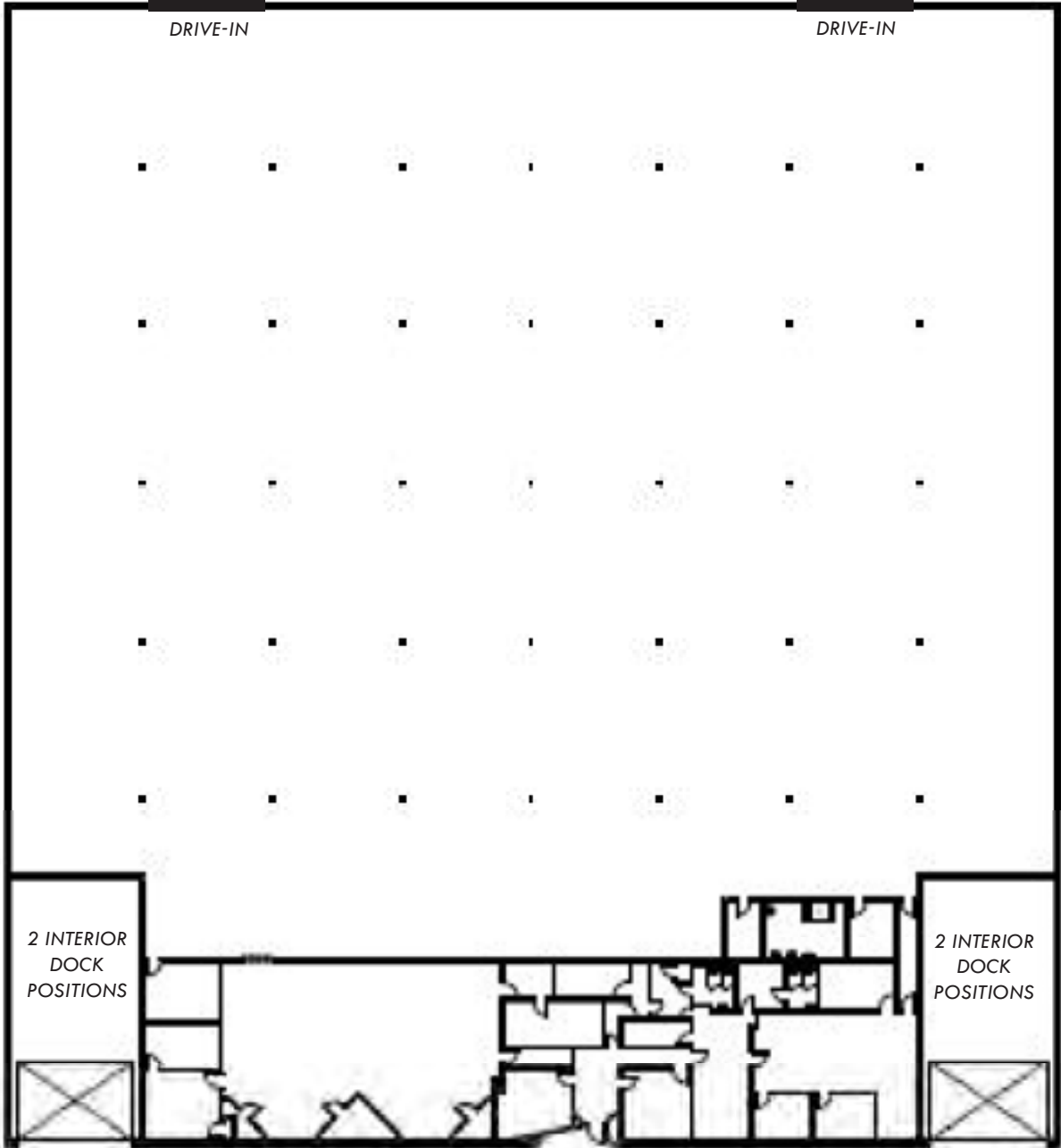
371' ±

251' ±



FLOOR PLAN

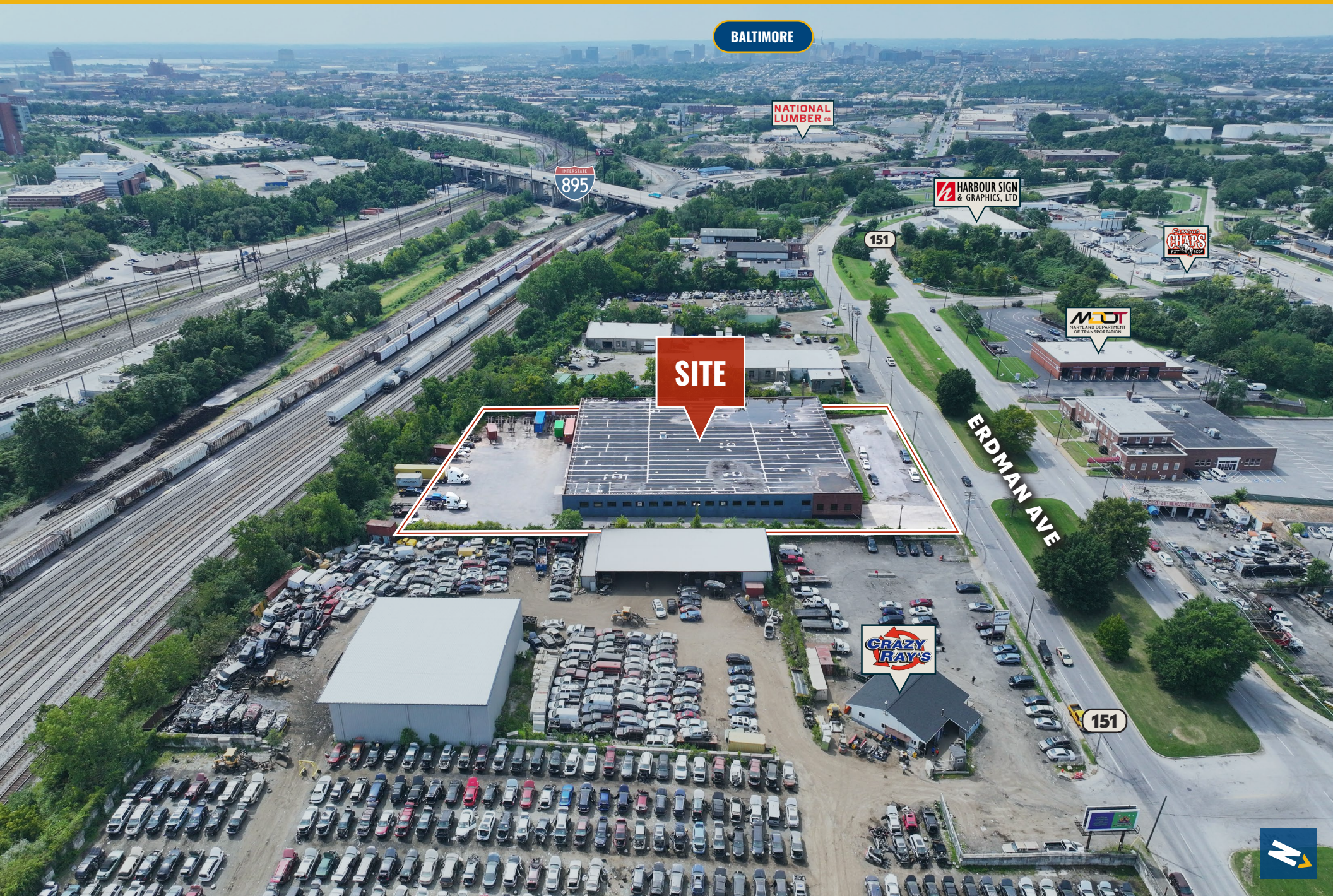
Not to scale.
Changes have been made.



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



BALTIMORE

NATIONAL LUMBER CO.

INTERSTATE 895

HARBOUR SIGN & GRAPHICS, LTD.

151

CRAZY RAY'S

SITE

MDOT
MARYLAND DEPARTMENT OF TRANSPORTATION

ERDMAN AVE

CRAZY RAY'S

151



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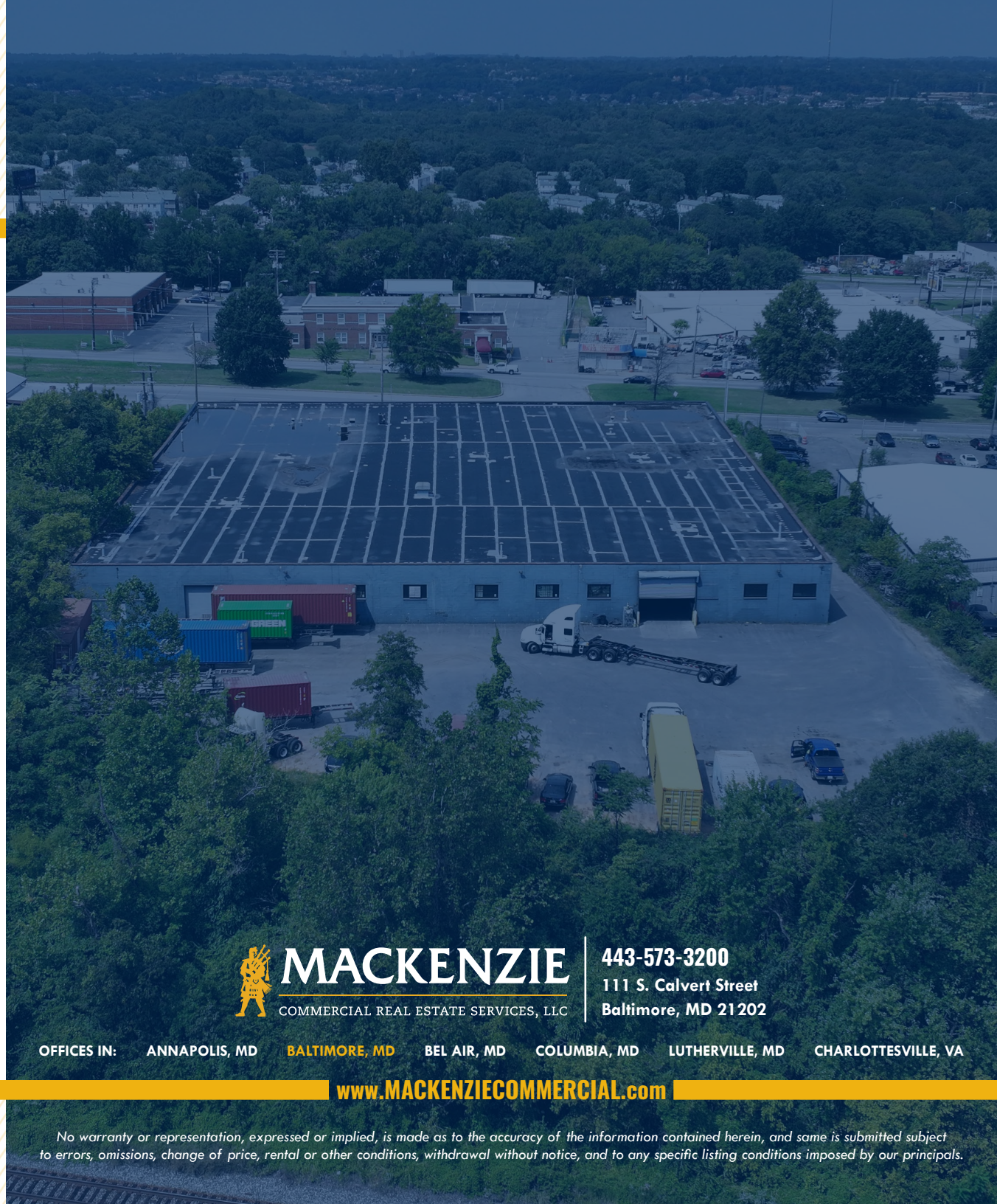


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