

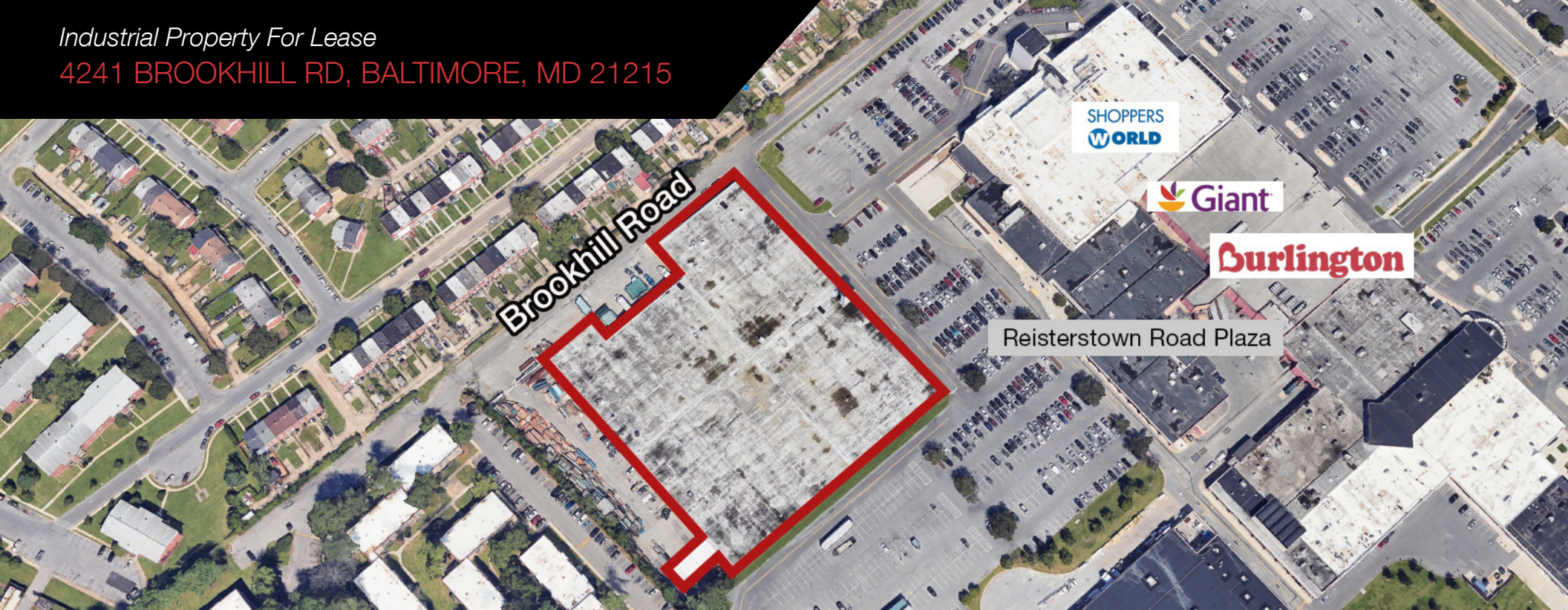
INDUSTRIAL FOR LEASE
129,152 ± SF

4241 BROOKHILL RD
Baltimore, MD 21215



Industrial Property For Lease

4241 BROOKHILL RD, BALTIMORE, MD 21215



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LOCATION OVERVIEW

129,152 ± SF industrial warehouse for lease in Baltimore, Maryland. The building includes 4,000 ± SF of office space and features significant dock loading and warehouse functionality ideal for distribution, logistics, manufacturing, and storage users. The property offers ample parking and a large paved outdoor yard that is fenced, gated, and secured for outdoor storage or fleet parking. The warehouse features 17 loading dock and approximately 16' clear ceiling heights. The property is centrally located in Baltimore with strong access to major regional highways and transportation infrastructure.

LOCATION OVERVIEW

The property is strategically located in NW Baltimore, directly behind Reisterstown Station with excellent connectivity to the regional highway system. The property provides quick access to I-695, I-83, I-795, and I-70, making it ideal for regional distribution operations. The central Baltimore location provides convenient access to major transportation corridors, port logistics infrastructure, and the broader Mid-Atlantic distribution network.



MARCUS N. DANIELS
301.918.2954 | mdaniels@naimichael.com

BRADY THOMPSON
301.918.2912 | bthompson@naimichael.com

PETER BURLEIGH
301.918.2913 | pburleigh@naimichael.com

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Building Size:	129,152 SF
Land:	7.5 Acres
Office:	4,000 SF
Zoning:	C-3 (General Commercial District)
Type:	Industrial
Ceiling Height:	16' clear
Loading Docks:	17
Year Built	1961
Parking	Ample parking
Outdoor Storage Yard:	Fenced, gated & secured
Truck Circulation:	Ample
Lease Rate:	\$8.50 PSF NNN



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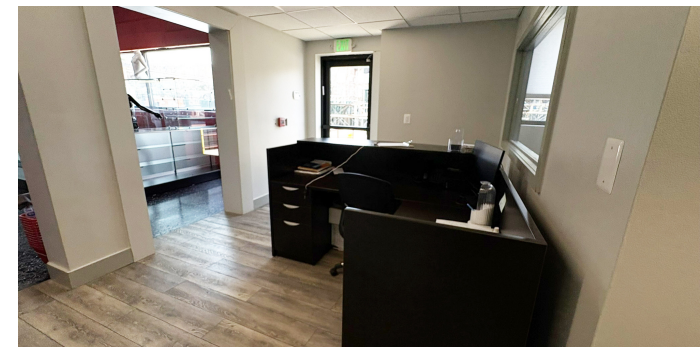
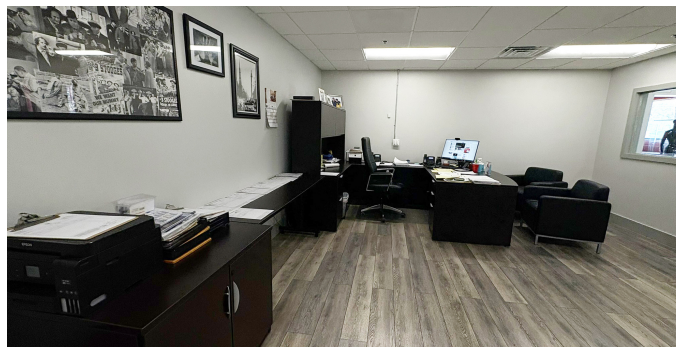
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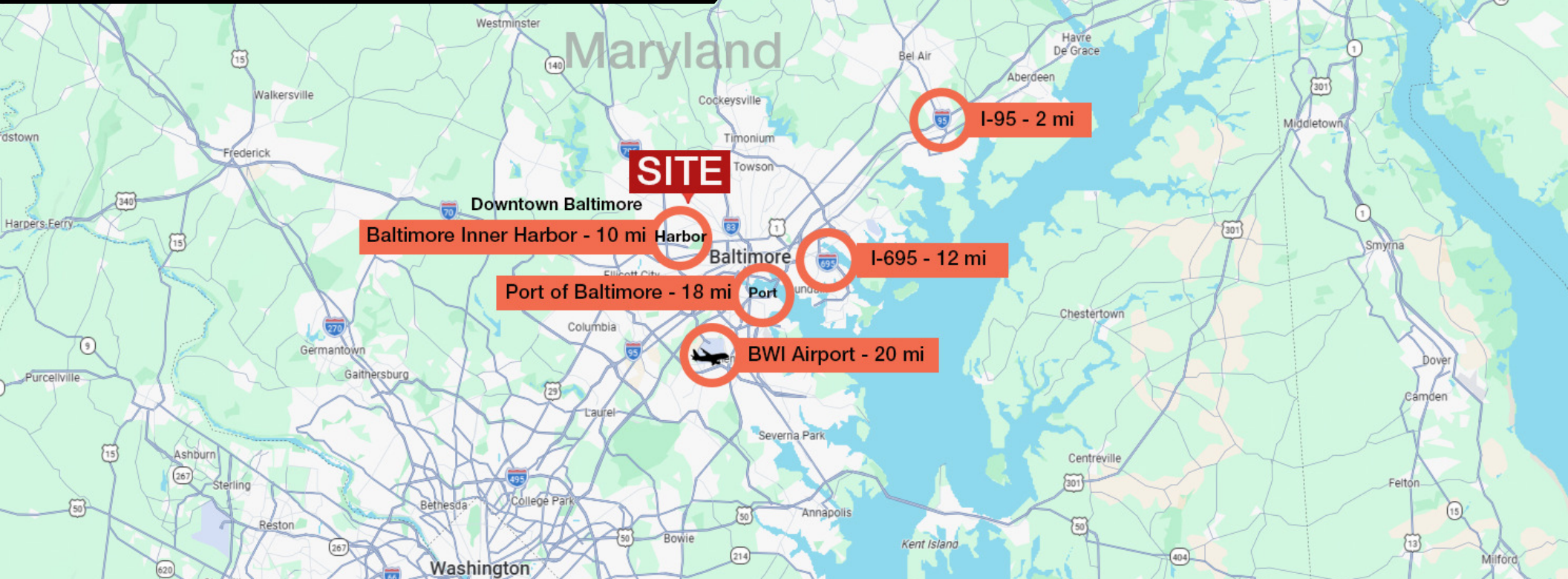
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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	20,622	8,129	\$86,652
3 Miles	156,900	61,002	\$96,650
5 Miles	336,455	134,094	\$104,154

2023 American Community Survey (ACS)

LOCATION DISTANCES

- 2 miles from I-695 (Baltimore Beltway)
- 12 miles from I-95
- 18 miles from the Port of Baltimore
- 20 miles from Baltimore Washington International Airport
- 10 miles from Baltimore Inner Harbor



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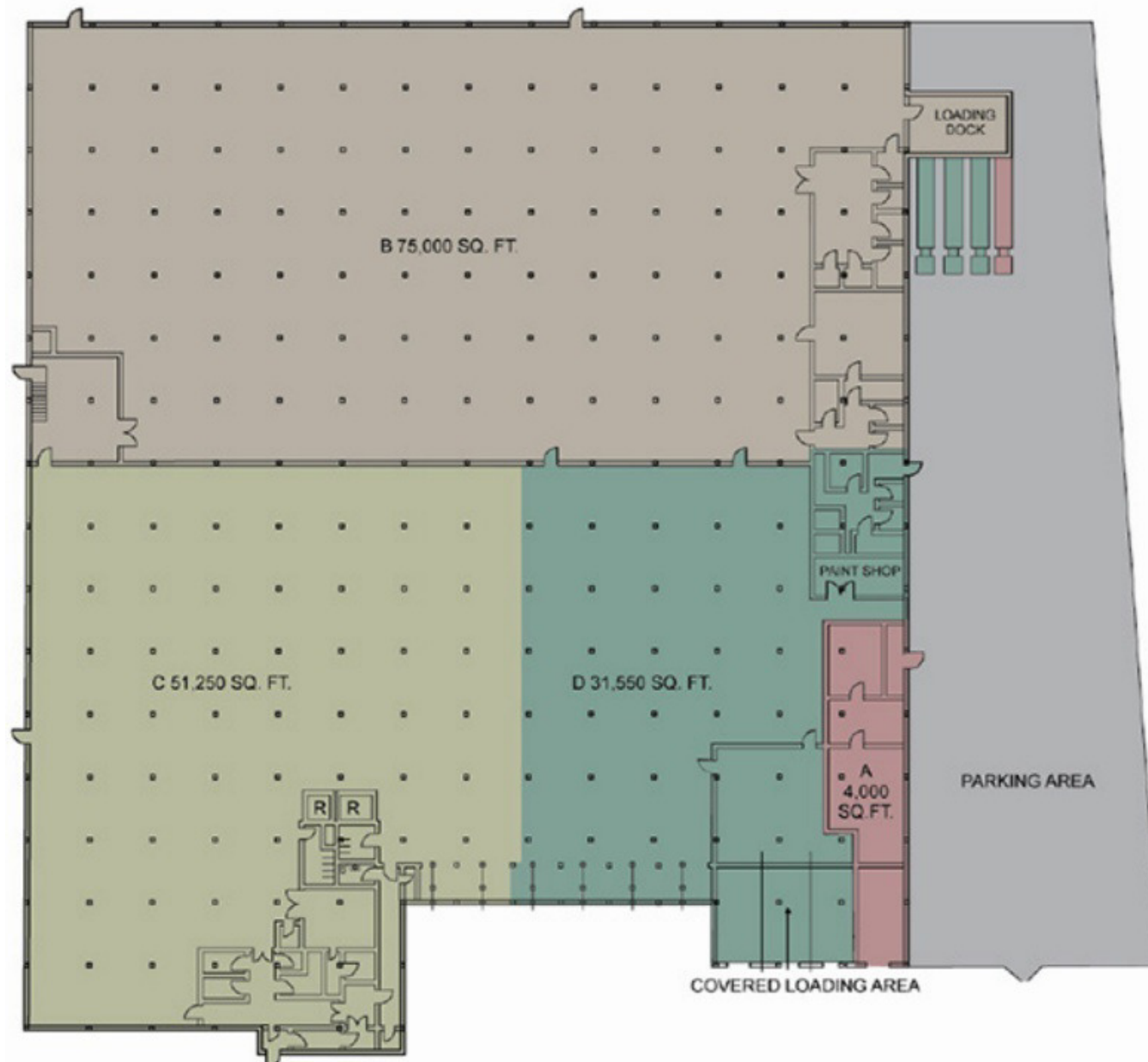
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