



RAIL-SERVED WAREHOUSE

235-333 S. KRESSON STREET | BALTIMORE, MARYLAND 21224

FOR
**SALE/
LEASE**

UP TO
93,700 SF ±
AVAILABLE

\$5.95/PSF NNN*

**Subject to additional terms*



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two warehouse/industrial buildings totaling 93,700 SF $\pm$ (can be leased individually)
- Rail served
- Heavy power
- 16'-20' $\pm$ clear heights
- I-2 zoning allows for a wide variety of uses
- Opportunity Zone
- State Enterprise Zone
- Easy access to I-95, I-895 and Johns Hopkins Bayview Medical Center

BUILDING 1:	50,000 SF $\pm$
BUILDING 2:	43,700 SF $\pm$ (CAN BE DEMISED)
LOT SIZE:	2.78 ACRES $\pm$
CLEAR HEIGHT:	16'-20' $\pm$
DOCKS:	10
DRIVE-INS:	8
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
RENTAL RATE:	\$5.95 PSF NNN* (*SUBJECT TO ADDITIONAL TERMS)



AERIAL

**DRIVE-IN**

**DOCK**



BLDG. 1: 50,000 SF ±

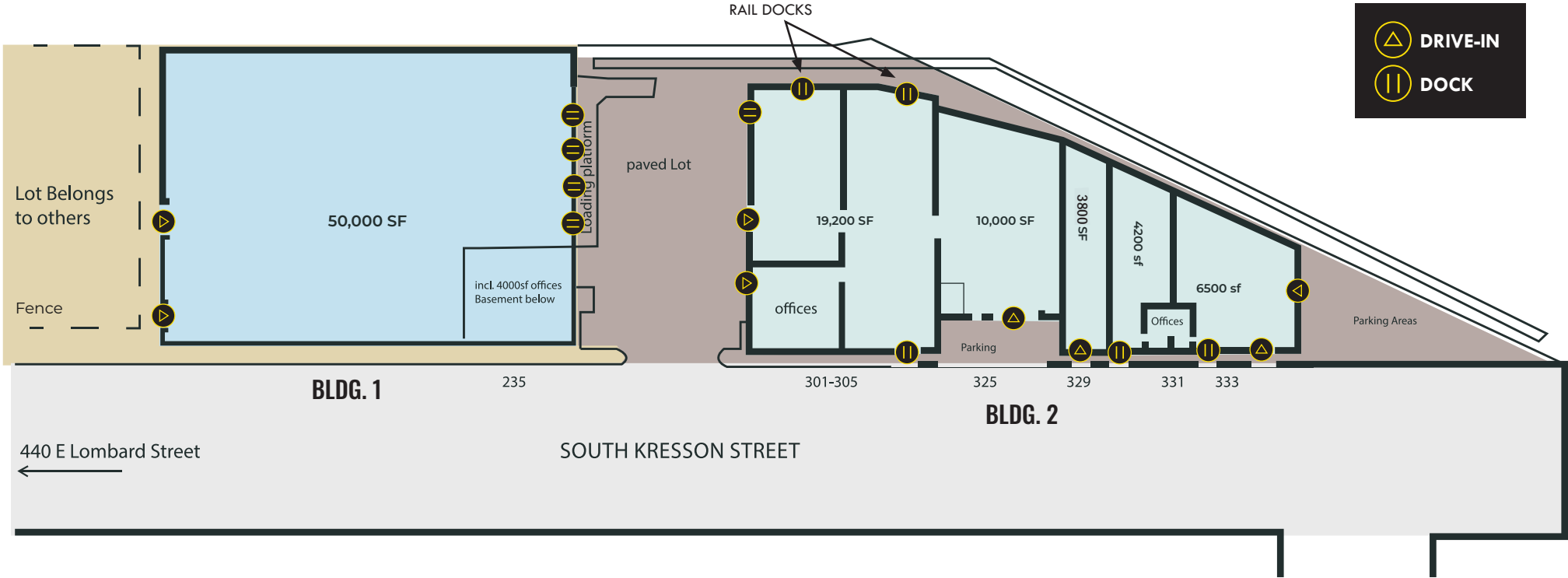
BLDG. 2: 43,700 SF ±

S KRESSON ST

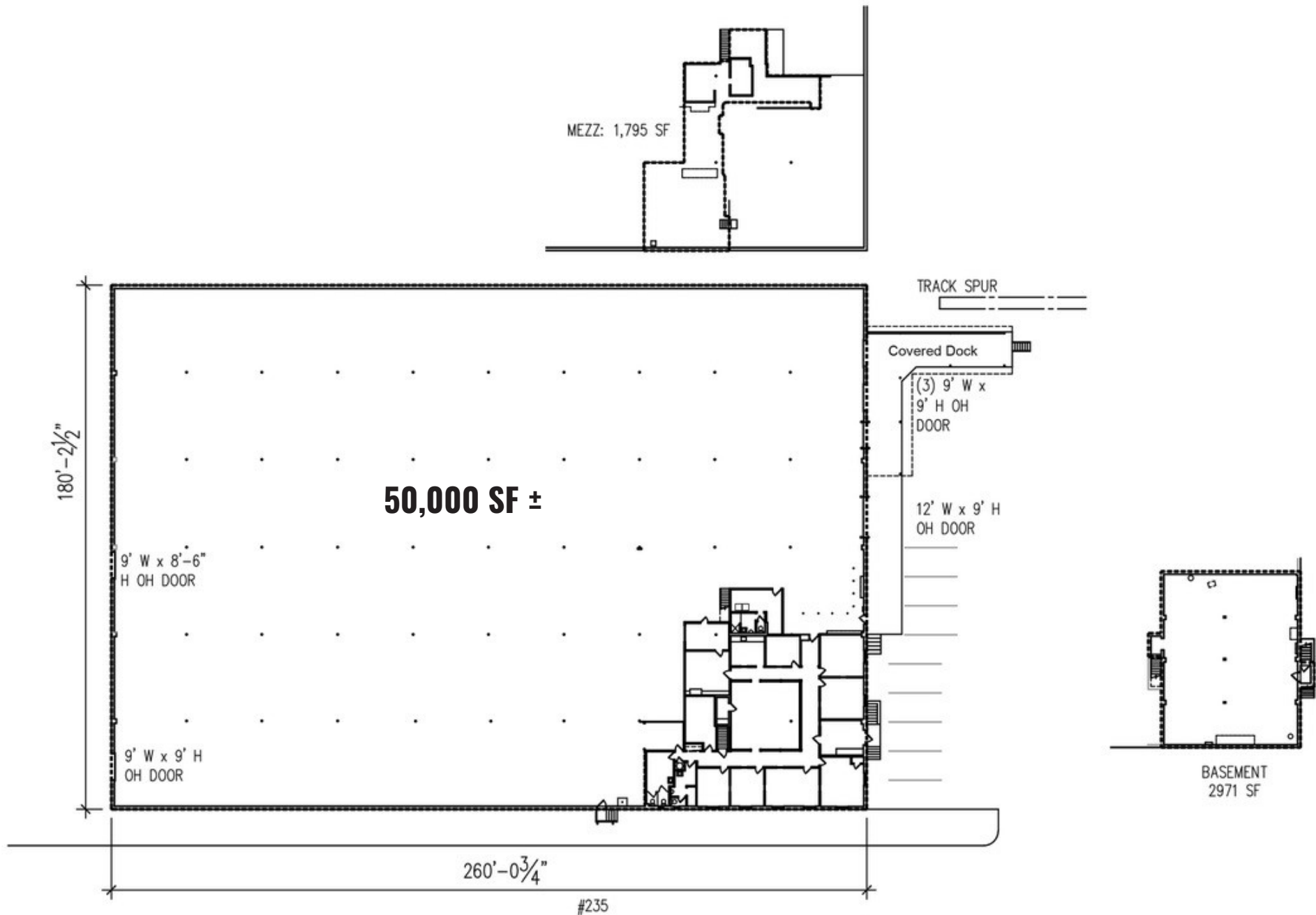
EASTERN AVE



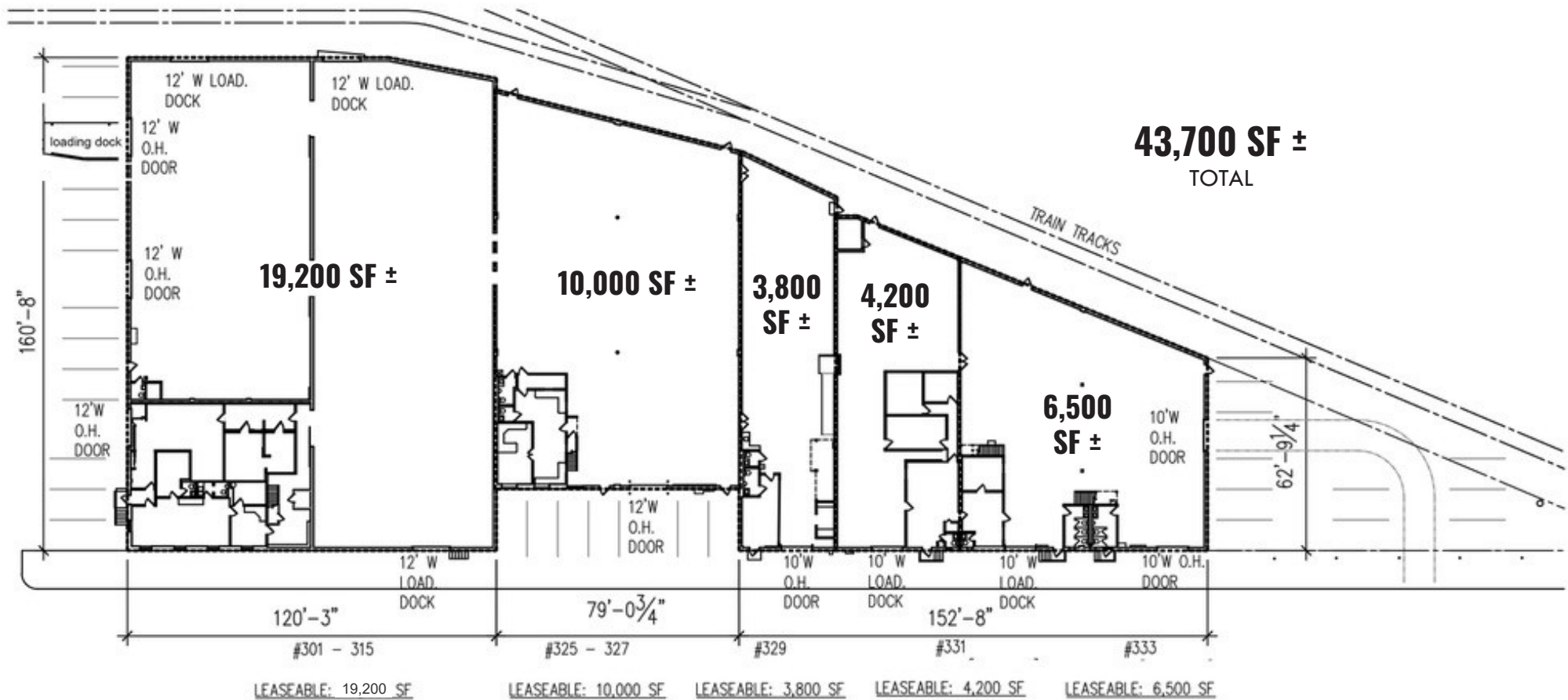
SITE PLAN



FLOOR PLAN: **BUILDING 1**



FLOOR PLAN: **BUILDING 2**



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



BALTIMORE

EASTERN AVE

BANK ST

GOUGH ST

S HAVEN ST

S JANNEY ST

S KRESSON ST

BLDG. 2: 43,700 SF ±

BLDG. 1: 50,000 SF ±

Walgreens

LOVENBRO
BAKERS
Maryland
Mechanical
Systems, Inc.

Public
Storage

TOSS IT

S.A.P.
Towing
and
Auto Repair

OLD LINE

CAWW
APPLE VALLEY WASTE

■ INDUSTRIAL/BUSINESS PARK
■ RETAIL CENTER

0.6 MILES
2 MIN. DRIVE

0.6 MILES
2 MIN. DRIVE

0.6 MILES
3 MIN. DRIVE

1.6 MILES
6 MIN. DRIVE

2.9 MILES
9 MIN. DRIVE
(SEAGIRT
MARINE TERMINAL)

13.3 MILES
14 MIN. DRIVE

BALTIMORE, MD

3.1 MILES
10 MIN.

WASHINGTON, DC

42.2 MILES
45 MIN.

PHILADELPHIA, PA

98.4 MILES
1 HR. 30 MIN.

RICHMOND, VA

152.0 MILES
2 HRS. 20 MIN.



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ALTON CURRY

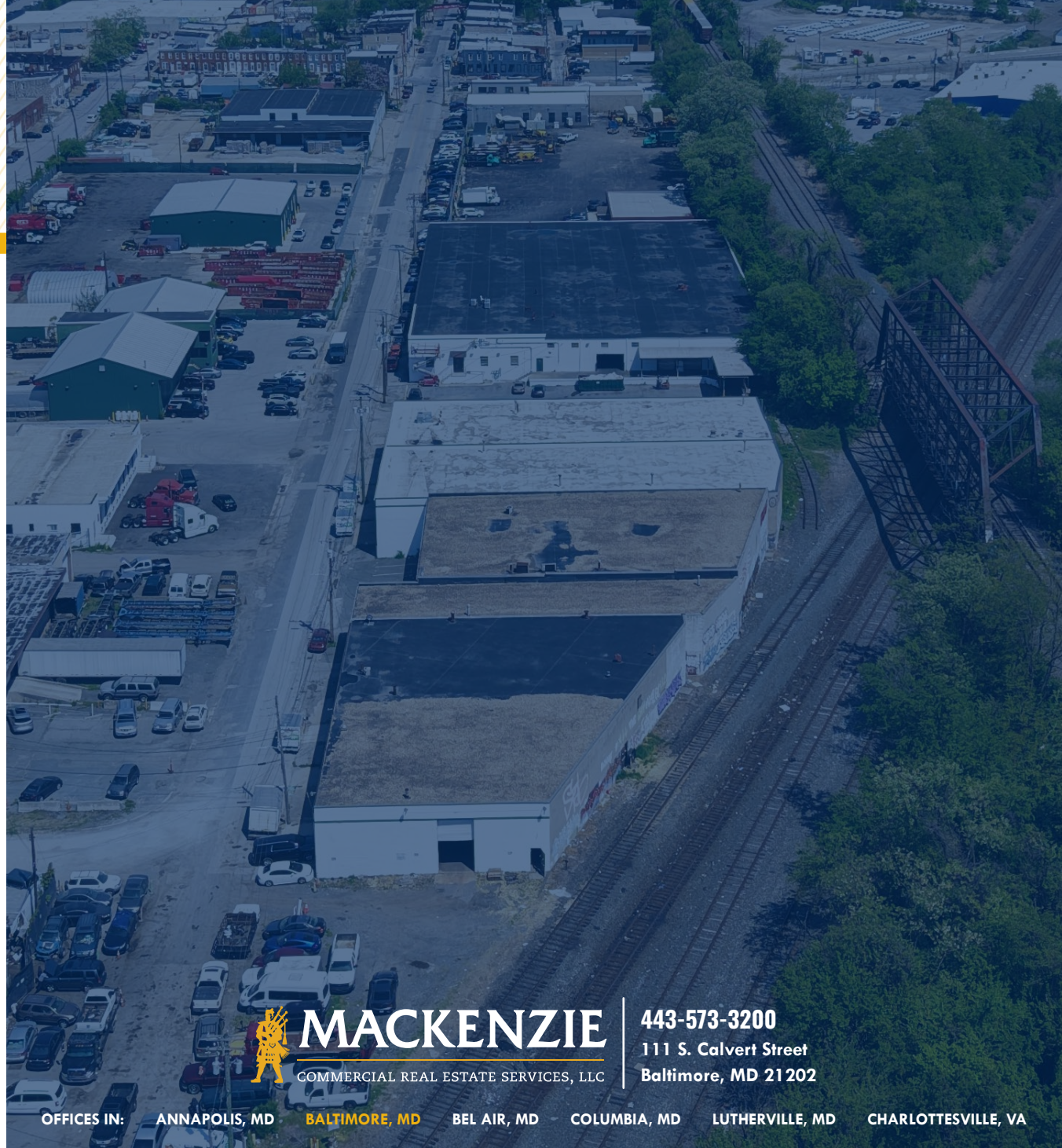
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN:

ANNAPOLIS, MD

BALTIMORE, MD

BEL AIR, MD

COLUMBIA, MD

LUTHERVILLE, MD

CHARLOTTESVILLE, VA

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