

8911 Bethlehem Boulevard

Baltimore, MD

Colliers



FOR LEASE OR SALE

136,524 SF Available

Industrial Warehouse

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7001 Columbia Gateway Drive

Suite 220

Columbia, MD 21046



Exceptional Leasing/Sale Opportunity

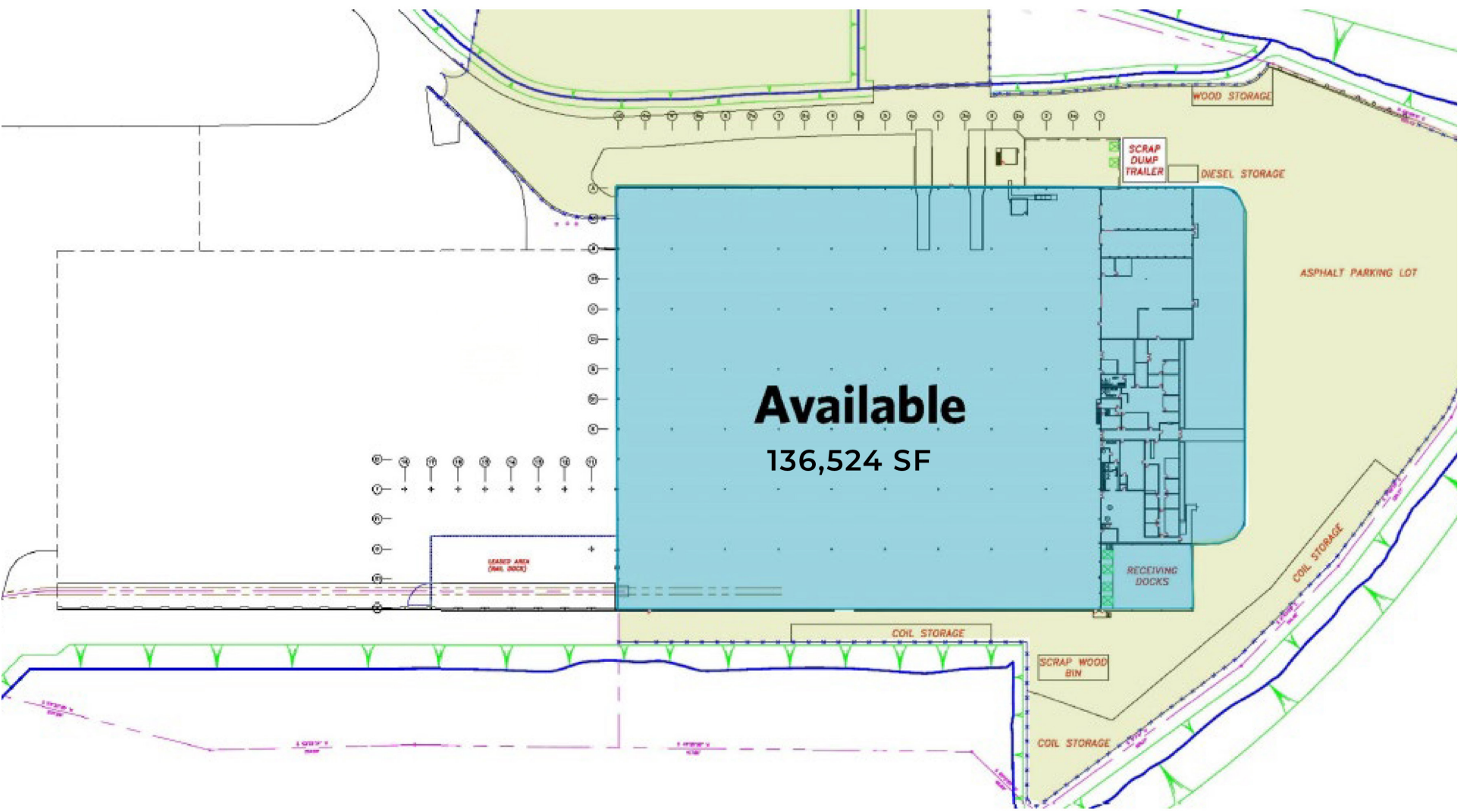
The 136,524-square-foot industrial facility is ideally located next to Tradeport Atlantic, a sprawling 3,300-acre global logistics hub known for its world-class transportation infrastructure.

Property Profile

8911 Bethlehem Blvd. offers high ceiling clearances, dock and drive-in loading, and other specifications to support various industrial uses—from warehousing and distribution to light manufacturing.

Building Area	136,524 SF	Sprinkler	Wet system
Building Dimensions	308' W x 426' D	Roof	Metal
Column Spacing	44' W x 40' D	Lighting	LED
Land Size	8.90 AC	Trailer Parking	Available
Office	±9,200 SF	Year Constructed	1970 Recent renovations completed in 2025
Clear Height	26' x 42' Clear	Zoning	MH-IM
Heat	Ceiling suspended gas-fired units	Additional Features	<ul style="list-style-type: none">• Fully fenced• Located in the Enterprise Zone• Within close proximity to the Port of Baltimore & Tradepoint Atlantic
Power	Ample electrical service 480V 3Phase		
Loading	<ul style="list-style-type: none">• 2 Interior Dock Wells• 4 Covered Dock Positions• Loading Platform with 2 Dock Positions• 3 Grade Level Drive-in Doors		

Site Plan



Strategic Location



Immediate access to I-695

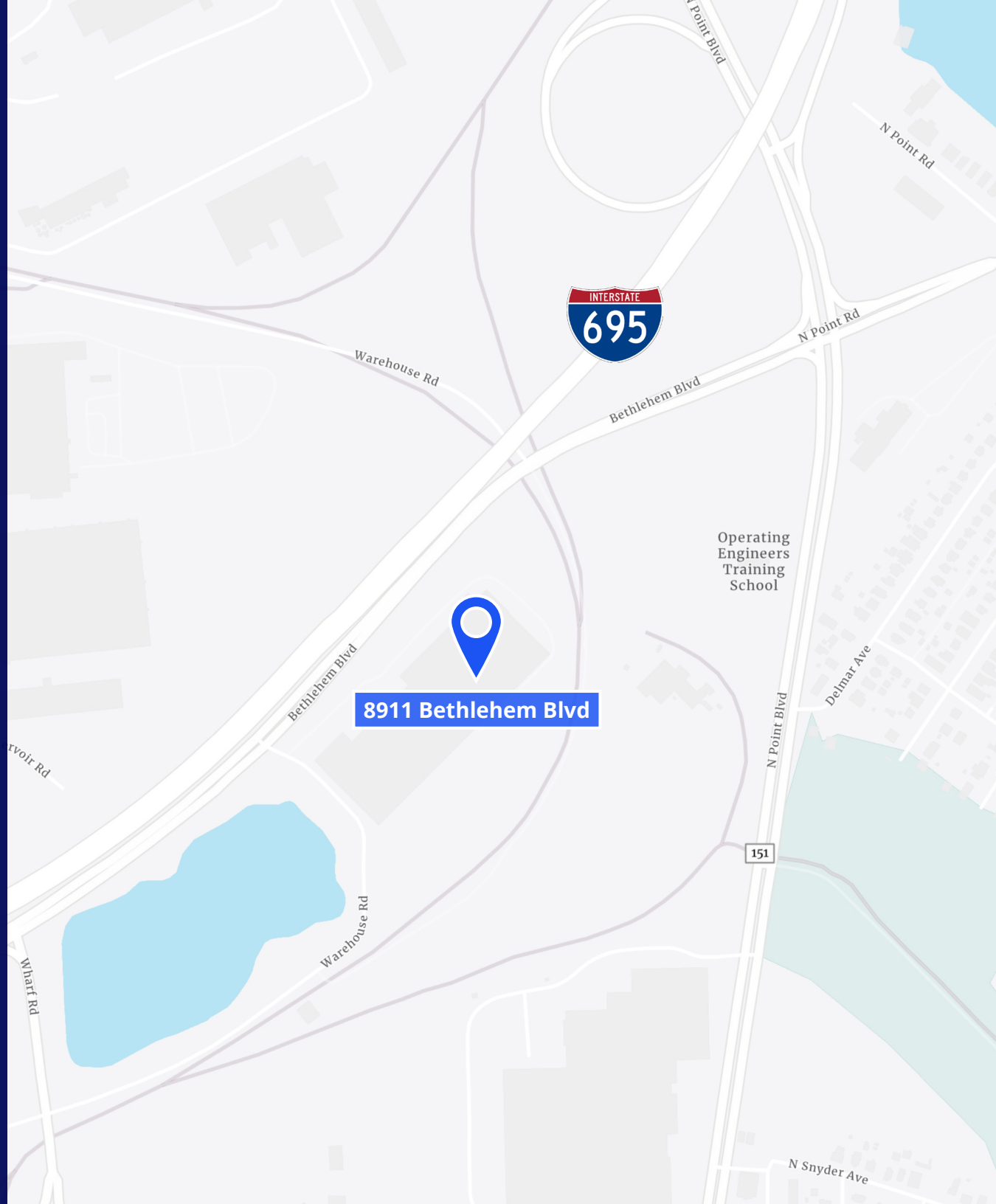
Close proximity to I-95



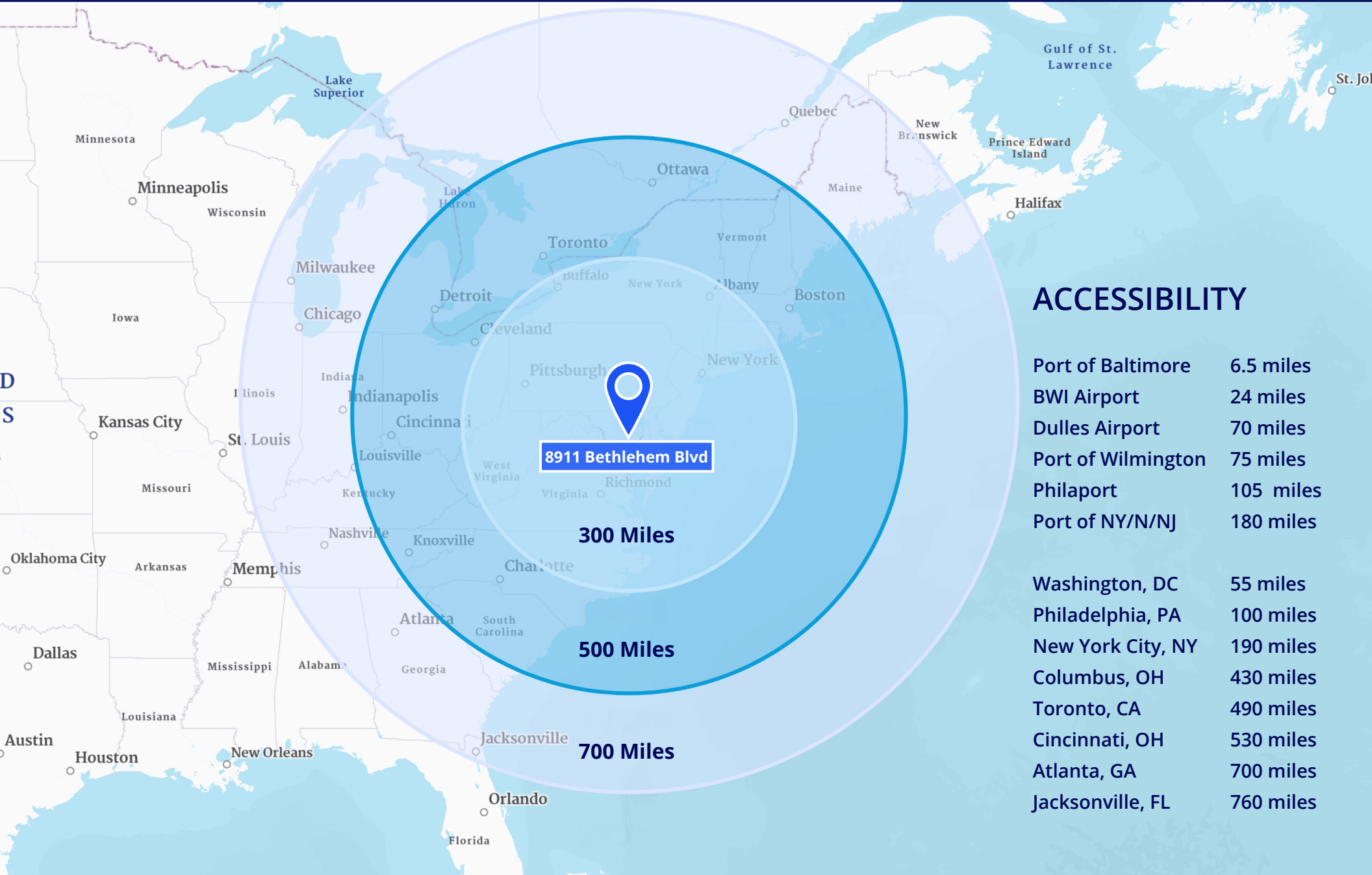
6.5 miles to the Port of Baltimore



Less than 24 miles to Baltimore/Washington International Airport (BWI)



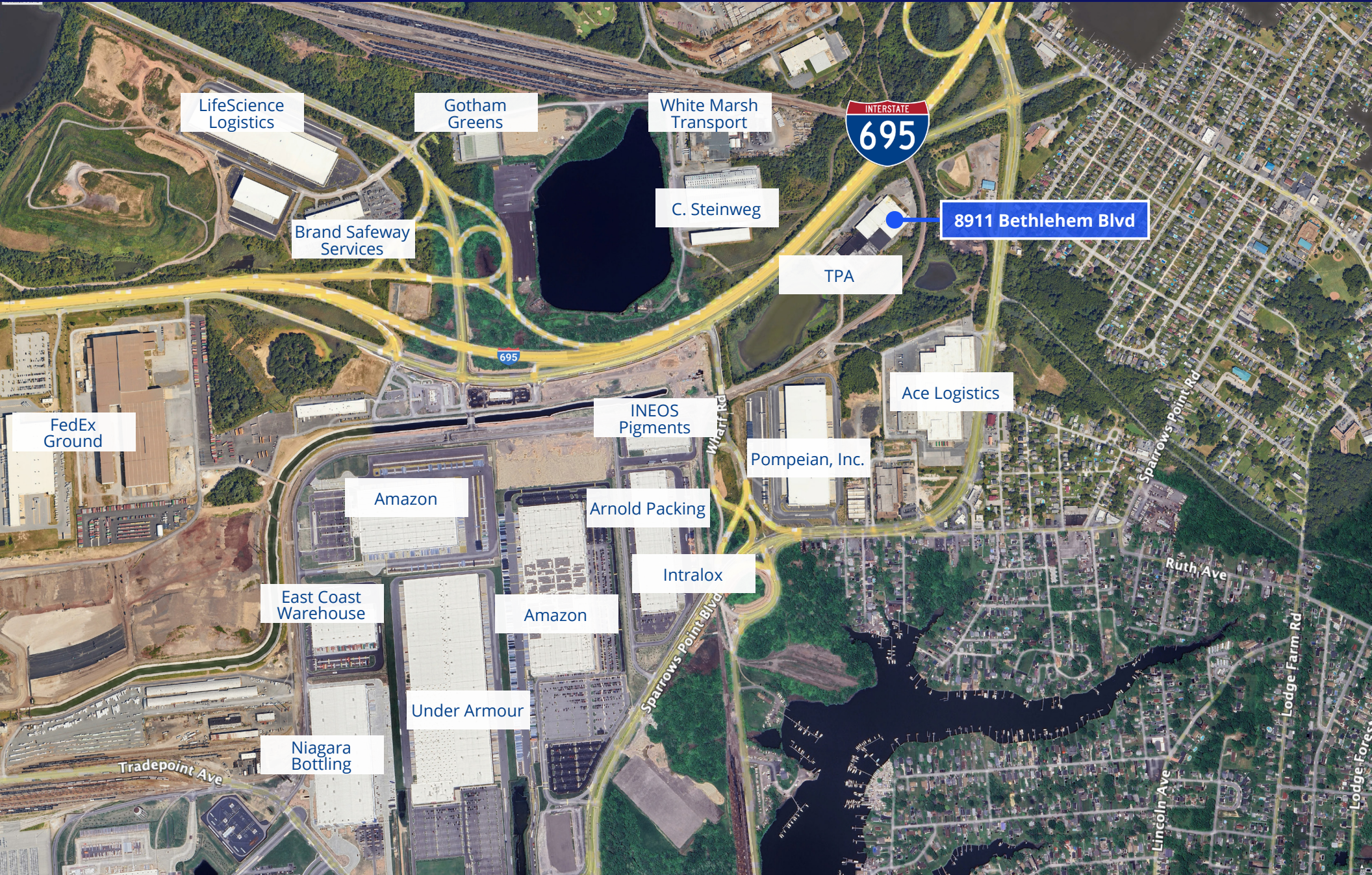
Distance Rings



ACCESSIBILITY

Port of Baltimore	6.5 miles
BWI Airport	24 miles
Dulles Airport	70 miles
Port of Wilmington	75 miles
Philaport	105 miles
Port of NY/N/NJ	180 miles
Washington, DC	55 miles
Philadelphia, PA	100 miles
New York City, NY	190 miles
Columbus, OH	430 miles
Toronto, CA	490 miles
Cincinnati, OH	530 miles
Atlanta, GA	700 miles
Jacksonville, FL	760 miles

Vibrant Industrial Park



LifeScience Logistics

Gotham Greens

White Marsh Transport



C. Steinweg

8911 Bethlehem Blvd

Brand Safeway Services

TPA

695

Ace Logistics

FedEx Ground

INEOS Pigments

Pompeian, Inc.

Amazon

Arnold Packing

Intralox

East Coast Warehouse

Amazon

Under Armour

Niagara Bottling

Tradepoint Ave

Sparrows Point Blvd

Sparrows Point Rd

Ruth Ave

Lincoln Ave

Lodge Farm Rd

Lodge Forest



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