

3201 Falls Cliff Road



Flex Space for Lease

3201 Falls Cliff Road | Baltimore, MD 21211

AVAILABLE NOW • FLEXIBLE TERMS • CALL FOR RATES



2,065–5,755

SF AVAILABLE

Dock + Drive-In

LOADING & ROLL-UP DOOR

Heavy-Duty Electrical

HIGH VOLTAGE SERVICE ON-SITE

Available Now

FLEXIBLE TERMS

Call Us 410.435.4004 | Visit Us troutdaniel.com | 30 E. Padonia Road, Suite 504 Timonium, MD 21093



Take only the space you need

Suites from 2,065 SF to the full 5,755 SF, ready for storage, production, service, or distribution.



Load without the logistics

Dock-height loading plus a drive-in roll-up door — trucks in, product out, no street juggling.



Your crew parks on site

Private paved, steps from the door for staff, fleet vehicles, and customer pickups.



On I-83 in under a minute

The Jones Falls Expressway corridor puts downtown, the Beltway, and the region within easy reach.



Power your operation

Former machine shop with 3-phase power, suitable for users who need high electric capacity.



Control the Climate

Climate-controlled space designed to support storage, production, service, or distribution needs.



2,065–5,755

SF available — divisible



Dock + Drive-In

Loading & roll-up door



On-Site

Private parking lot



Available Now

Flexible terms — call for rates

Property Description



Built around your workflow. Whether you're a contractor staging jobs, an e-commerce brand shipping daily, or a service operation that lives on the road, 3201 Falls Cliff Road delivers 2,065 to 5,755 SF of flexible space with a loading dock, drive-in roll-up door, and a private lot — and puts you on I-83 in under a minute. With Hampden, Remington, and Charles Village at your doorstep, employees, customers, and deliveries are never far.

1 min

I-83 on-ramp

4 min

Hampden—The Avenue

6 min

JohnsHopkins — Homewood

12 min

Downtown Baltimore

Approximate drive times.

Community & Retail Map

North Baltimore's anchor institutions, retail, and recreation surround the property — marked with the star at the center.



A Natural Fit For

Contractors & Skilled Trades

E-Commerce Fulfillment

Artisan & Light Manufacturing

Studio & Workshop Users

Service & Fleet Operations

Last-Mile Distribution

📍 Johns Hopkins University

📍 Baltimore Museum of Art

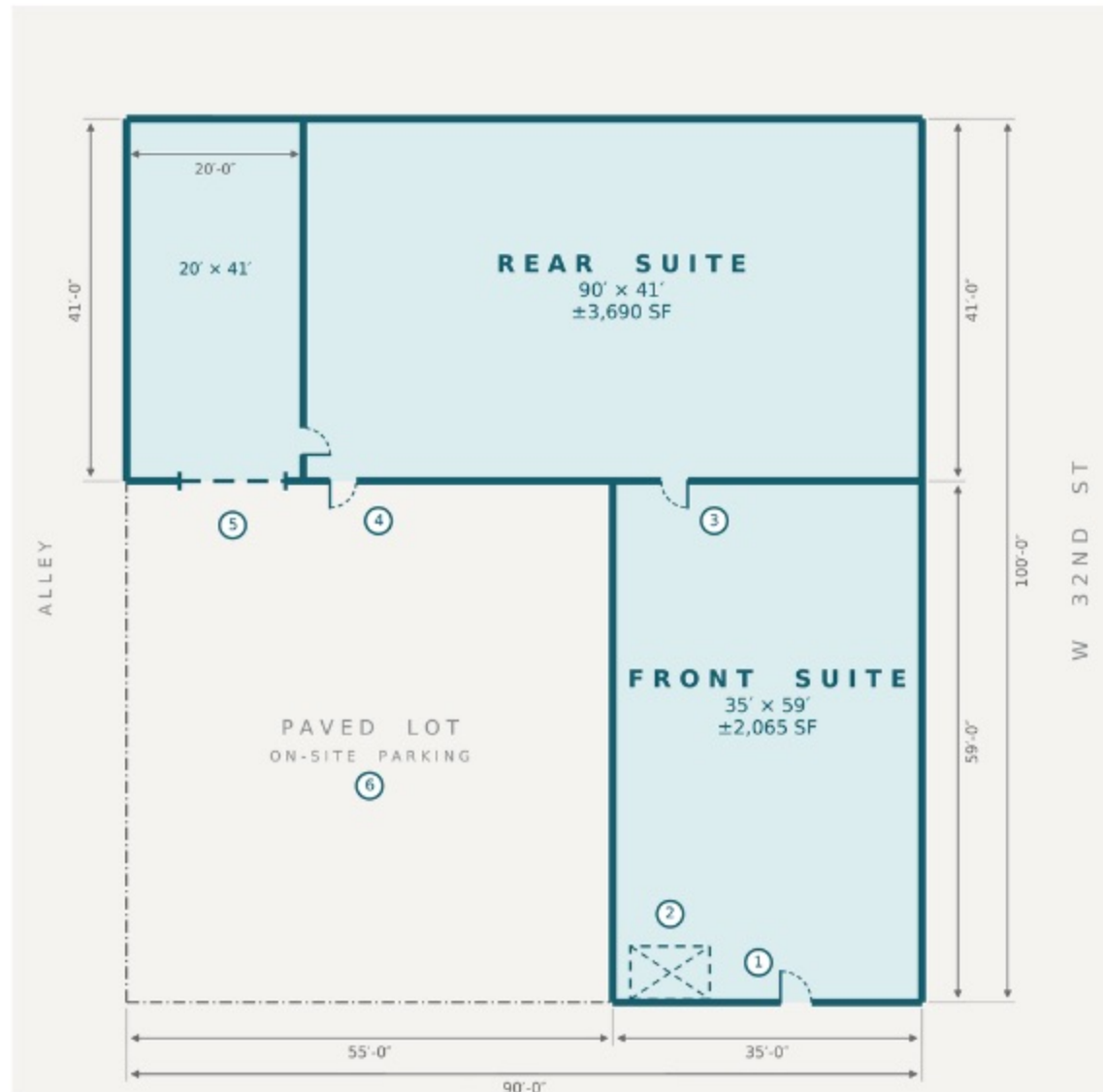
📍 Druid Hill Park & Maryland Zoo

📍 The Rotunda

📍 Union Craft Brewing

📍 I-83 / Jones Falls Expwy

Floor Plan



Building & Site Notes

- ✓ Single-story masonry flex building
- ✓ Drive-in overhead door and a separate loading dock
- ✓ Fixed steel-sash windows for natural light
- ✓ Paved lot with on-site parking
- ✓ Falls Cliff Rd & W. 32nd St corner parcel
- ✓ Rare, heavy-duty electrical capacity

Schedule a Private Tour

Coleman Tirone

Associate — Trout Daniel & Associates

443.921.9328

ctirone@troutdaniel.com

Existing as-built sketch shown. Ask about available suite configurations from 2,065 SF.

AVAILABLE FOR LEASE

3201 Falls Cliff Rd

Baltimore, Maryland 21211

- ① Main entrance on Falls Cliff Rd
- ② Loading Dock
- ③ Interior doorway connecting suites
- ④ Grade-level door to paved lot
- ⑤ Drive-in loading dock
- ⑥ Paved lot with on-site parking

±5,755 SF

Front 2,065 SF + Rear 3,690 SF

- Available space
- Adjacent structure (N.I.C.)



Image Source: Google Maps

Contact Us

Ready to see the space? Tours are private and easy to book.

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Call us

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