

For Lease

**Industrial Service Facility
with 5.5± Acres IOS**



2720 Annapolis Rd, Baltimore, MD 21230

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Property Overview

Address 2720 Annapolis Rd,
Baltimore, MD 21230

Building SF 18,642 SF - Building 1
1,334 SF - Building 2

Lot Size 5.5 Acres

Docks 32

Drive-ins 8

Zoning I-2: Heavy Industrial

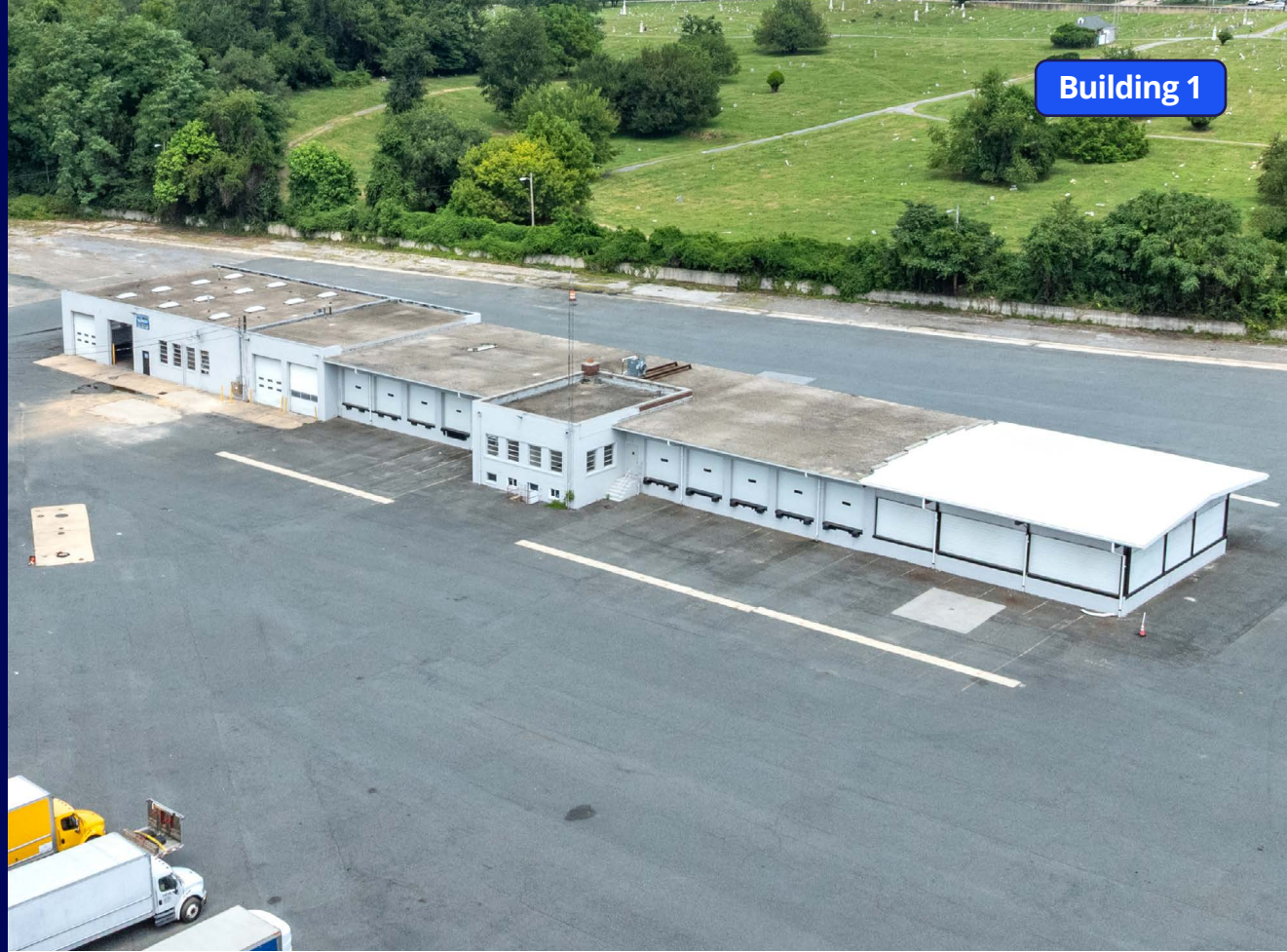
- Rare industrial service facility/terminal with excess land
- Entire property is fully fenced with an electric gate and lit
- Freestanding gatehouse and entrance of premises
- Heavy power
- Immediate access to major highways (I-295, I-95, I-695, I-895) as well as downtown Baltimore



Building Overview

Building 1

Building Size	18,642 SF
Construction	Brick/Masonry
Clear Height	10-12' Cross dock portion 14-16' Service Bay portion
Docks	32
Drive-ins	8
Cross Docks	Yes
Sprinklers	None



Building 2

Building Size	1,334 SF
Construction	Steel/Aluminum
Sprinklers	None



Recent Repairs & Upgrades

- Fencing & Asphalt Paving
- Overhead Doors
- Door Service
- Levers
- Roofing (Front Portion) and rest of main building (Gutters, Downspouts)
- Interior Demo, Clean Up & Power Wash
- Interior Lighting, LED
- Interior Wall Painting (Portions)
- Electrical Replacements as Needed (4 Breaker Boxes in Warehouse)
- 4 Bay Heaters
- Exterior Misc. Concrete Clean Up
- Exterior Painting
- Demo Old Wires
- 480V Service Upgrade



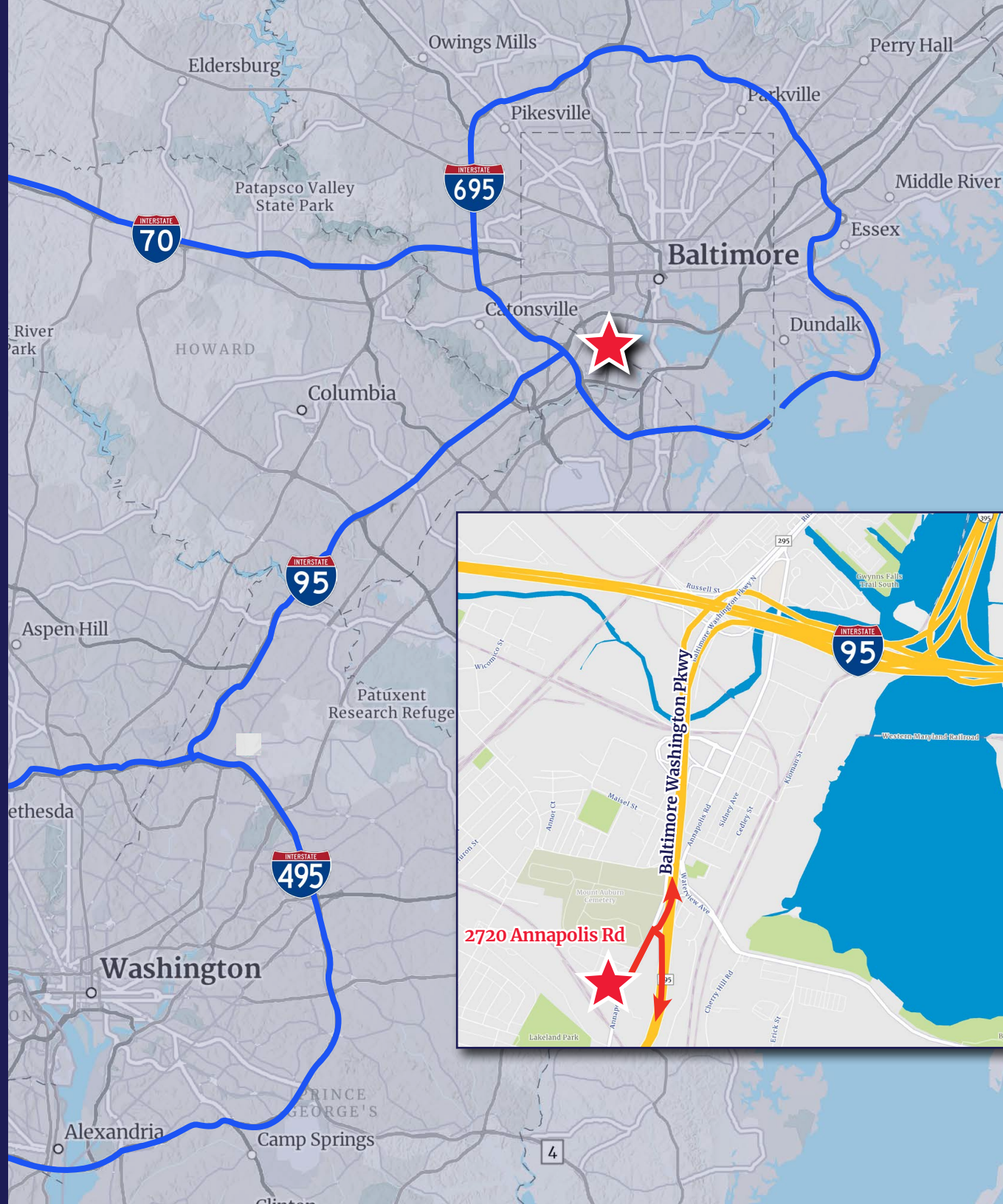
Optimal Location

I-295	1 MILE
I-95	1 MILE
I-895	1 MILE
Downtown Baltimore	3 MILES
Port of Baltimore	7 MILES
Washington DC	35 MILES



Distance to Airports

BWI	7 MILES
DCA	32 MILES
IAD	55 MILES



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Contact Us

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