

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

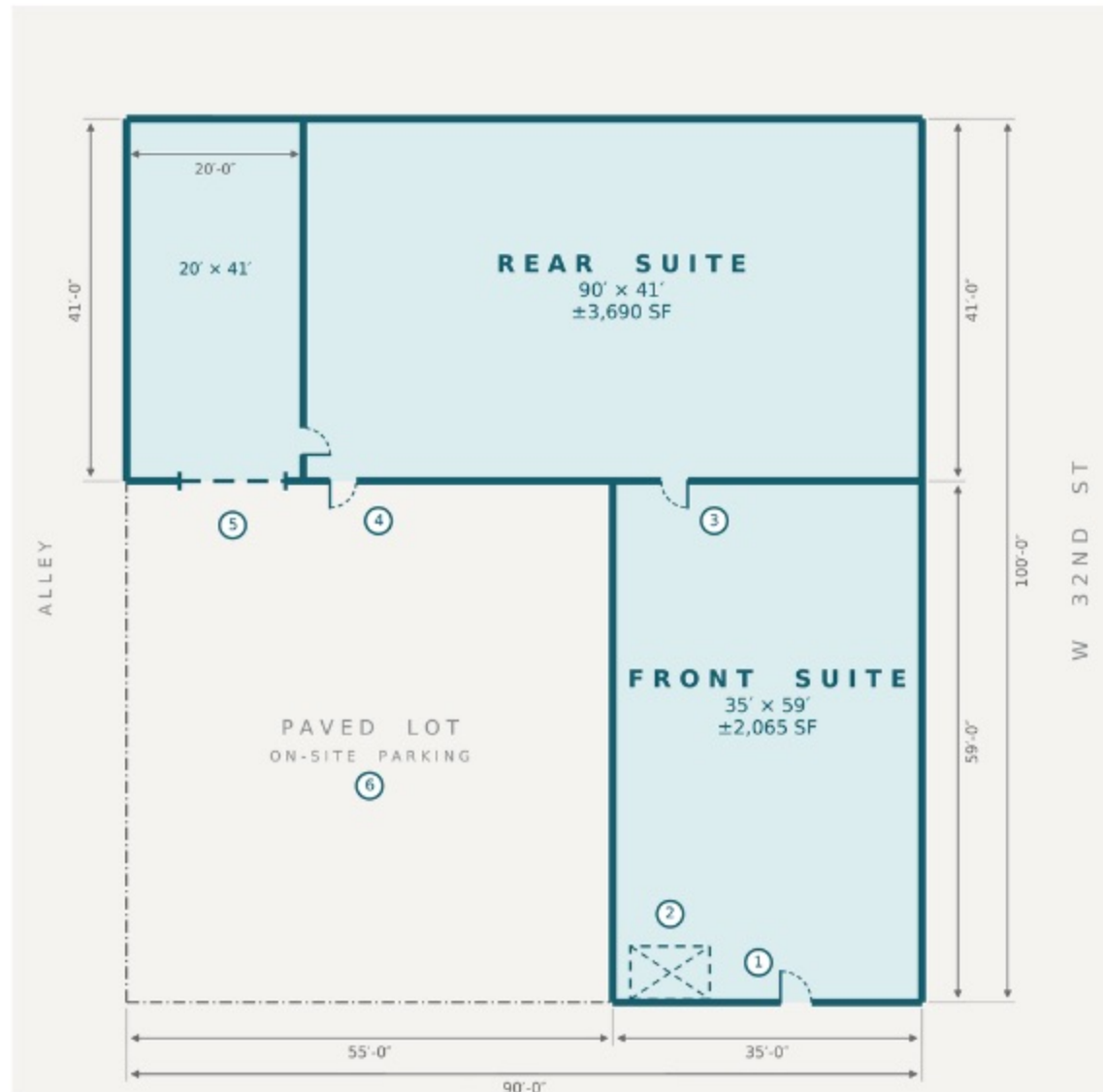
📍 Druid Hill Park & Maryland Zoo

📍 The Rotunda

📍 Union Craft Brewing

📍 I-83 / Jones Falls Expwy

Floor Plan



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.)

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.



Image Source: Google Maps

Contact Us

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

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Visit us online



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