

FOR SALE & LEASE
6526 Baltimore Ave
Baltimore, MD 21222



SALE PRICE:

\$960,000

LEASE PRICE:

\$8,000/MO NNN

AVAILABLE SF:

+/- 3,180 SF

HIGHLIGHTS

- ▶ PROPERTY SIZE: .66 ACRES
- ▶ ZONING: I-1
- ▶ DRIVE-IN WAREHOUSE W/
OFFICE
- ▶ 3 PHASE POWER
- ▶ 12' DRIVE-IN DOOR
- ▶ ADJACENT TO DUNDALK
MARINE PORT

LOCATION REVIEW



COMPARABLES



8560 Contractors Rd



Bldg Size
5,604 SF



Lot Size
20,768 SF (0.48 AC)



Price
\$850,000 (\$151.68/SF)



1205 Frankfurst Ave



Bldg Size
4,688 SF



Lot Size
16,988 SF (0.39 AC)



Price
\$500,000 (\$106.66/SF)



828 Northpoint Rd



Bldg Size
7,000 SF



Lot Size
59,767 SF (1.37 AC)



Price
\$2,018,500 (\$288.36/SF)



11554 Pulaski Hwy



Bldg Size
3,400 SF



Lot Size
43,560 SF (1.00 AC)



Price
\$820,000 (\$241.18/SF)

LOCATION MAP



SEAGIRT MARINE TERMINAL

DUNDALK TERMINAL



6526 Baltimore Ave





6526 BALTIMORE AVE
BALTIMORE, MD 21222

CONTACT

Ryan Lombardi *Associate*

Cell: 410-440-3240

email: Ryan@avenuerealestatellc.com

Ross Conn *Broker*

Cell: 301-275-5509

email: Ross@AvenueRealEstateLLC.com



9711 Washingtonian Blvd STE 550
Gaithersburg MD 20878
410-342-5263

To view Our Available Listings, Please visit
www.averealestate.com/properties