

INDUSTRIAL SPACE FOR LEASE



2015 WASHINGTON BOULEVARD, BALTIMORE, MD, 21230
A renovated warehouse building in the heart of Baltimore

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

2015 Washington Boulevard is a renovated industrial project totaling nearly 274,000 square feet. The building is part of the larger Montgomery Park Industrial Center. Featuring an ESFR sprinkler system, 40' x 40' column spacing, 20 ft clear height, 15 loading docks, 2 drive-ins, exterior storage space, plentiful free parking, and immediate access to I-95, 2015 Washington Boulevard represents some of the best value warehouse space in the Baltimore/Washington corridor.



Local and State Tax incentive zones include Empowerment Zones, Enterprise Zones, and HUBZones.

OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	Approximately 274,000 SF
Available SF:	Up to 132,000 SF
Year Built:	1947
Lot Size:	9.41 Acres
Parking:	Free/ On-Site
Zoning	M-2-2

PROPERTY HIGHLIGHTS

- ESFR SPRINKLERS
- 2 DRIVE-INS AND 15 DOCK HIGH DOORS
- 20 FT CLEAR HEIGHT
- FREE ON-SITE PARKING
- IMMEDIATE ACCESS TO I-95
- LED LIGHTING
- FULL TRUCK COURT

ADDITIONAL PHOTOS



LOCATION MAP

**2015 WASHINGTON
BLVD. BALTIMORE,
MD 21230**



FOR MORE INFORMATION PLEASE CONTACT:

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