



For Sale or Lease

1000 -1006 Haverhill Rd, Baltimore, MD 21229

61,485± SF Industrial Facility on 3.68± Acres



Property Overview

Address 1000-1006 Haverhill Rd,
Baltimore, MD 21229

Building 1 53,485± SF

Building 2 8,000± SF

Lot Size 3.68± Acres

Docks 3 Dock High Doors

Drive-ins 3

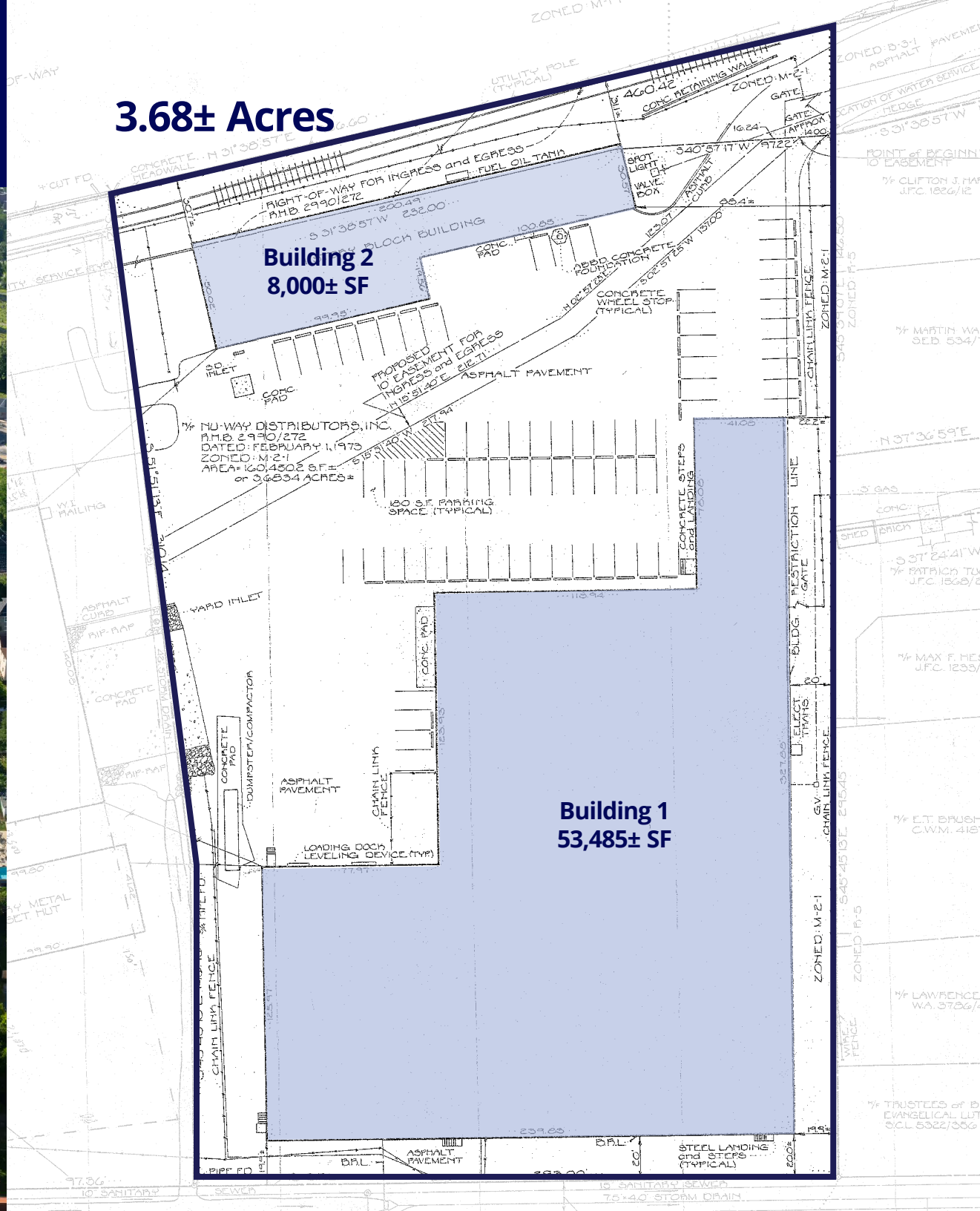
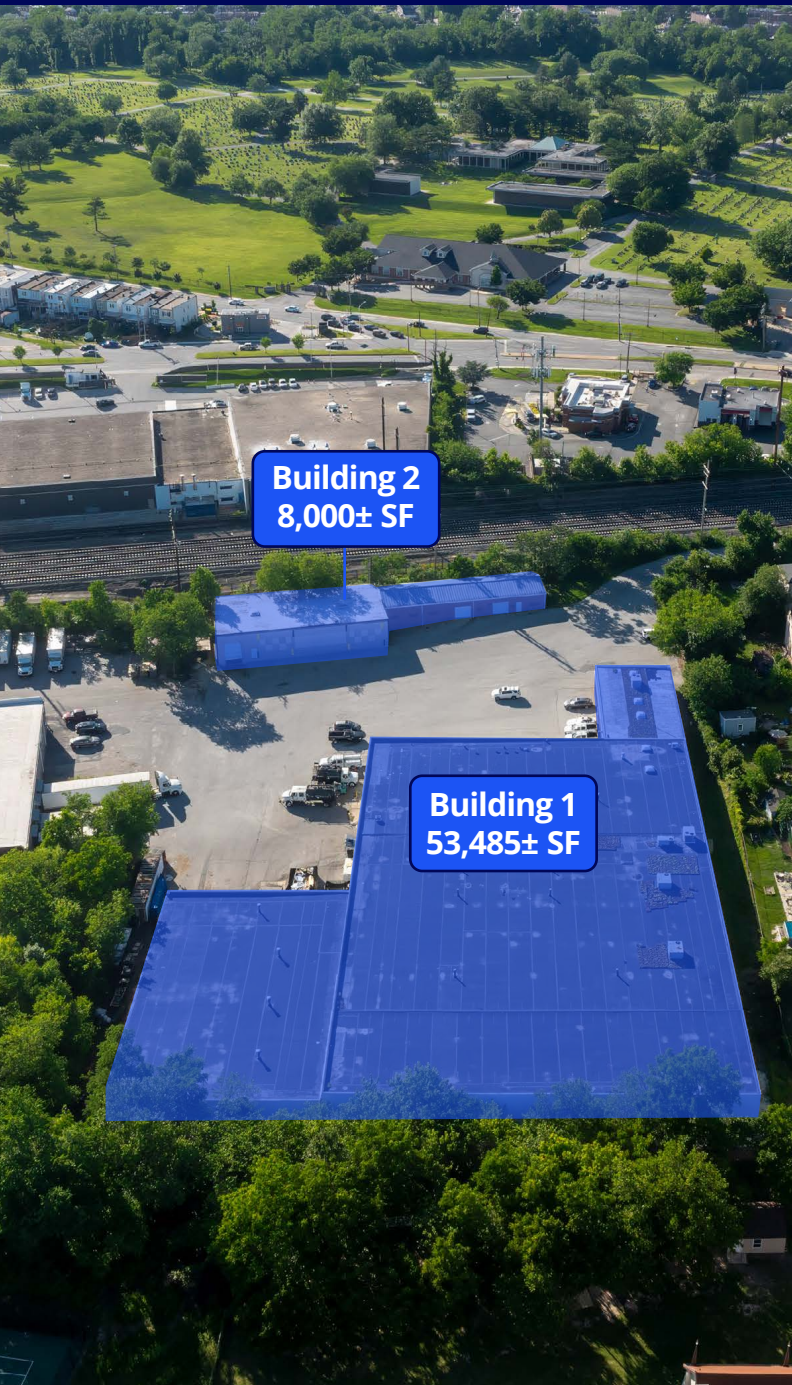
Clear 17'

Zoning I-1

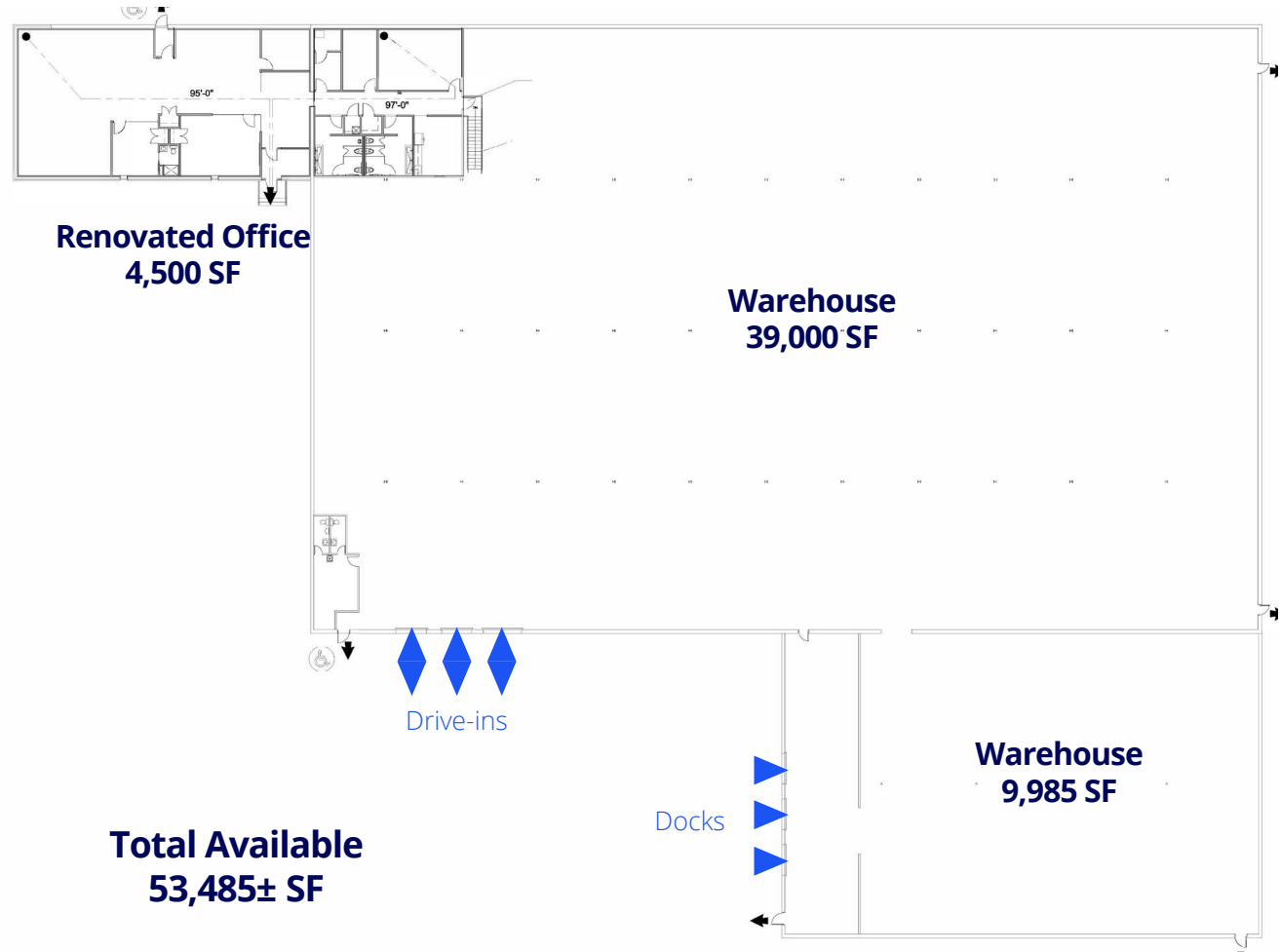
- Enterprise zone
- Outdoor storage area
- Prime location: major highways within 2 miles (I-95, I-695)
- Close proximity to Downtown Baltimore and Port of Baltimore



Site Plan

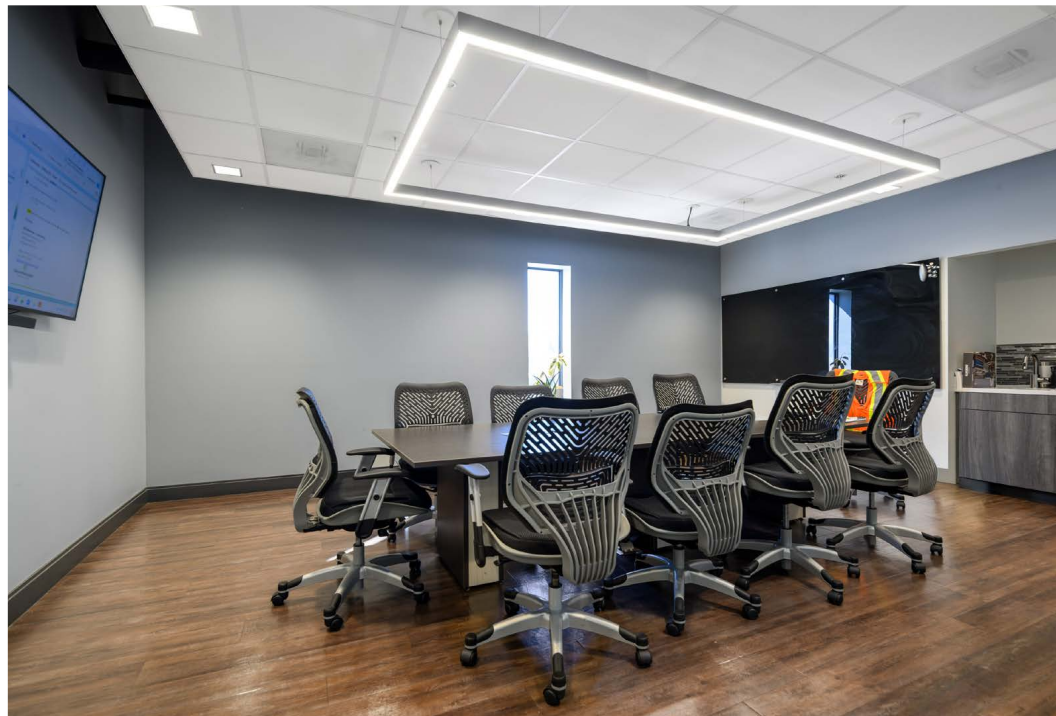
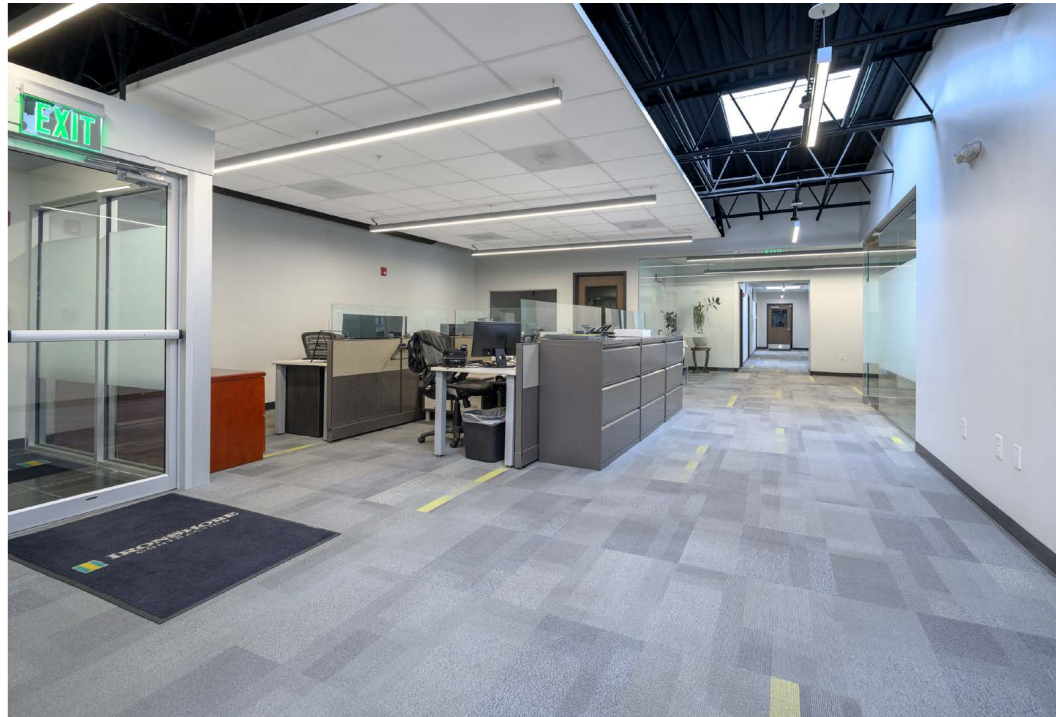


Building 1 Floor Plan



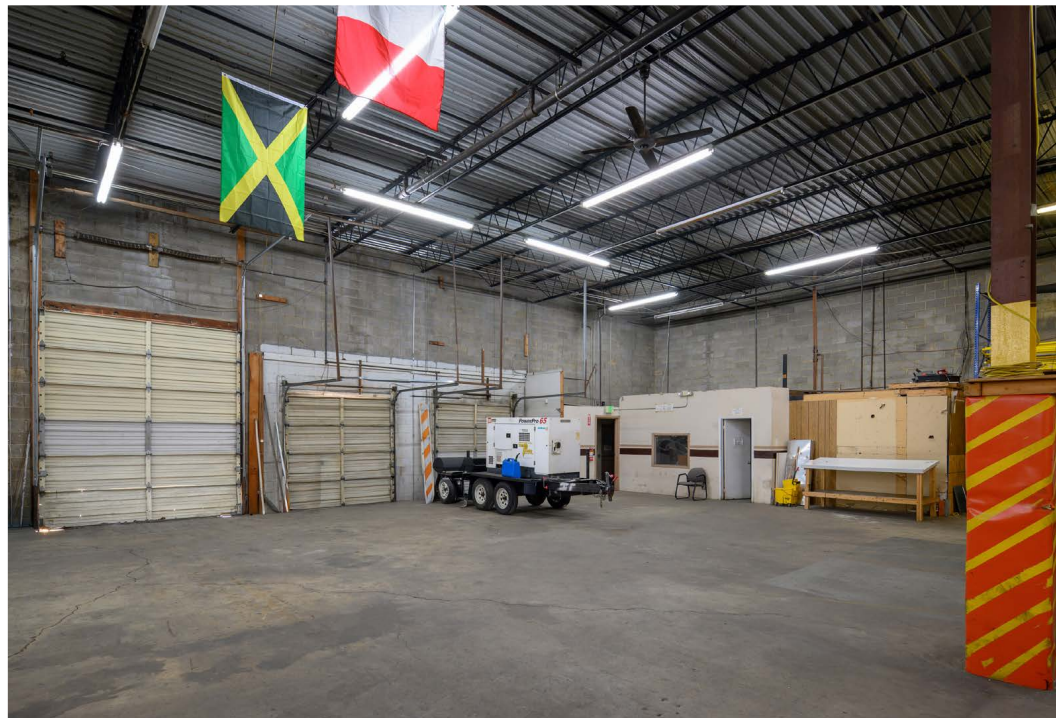
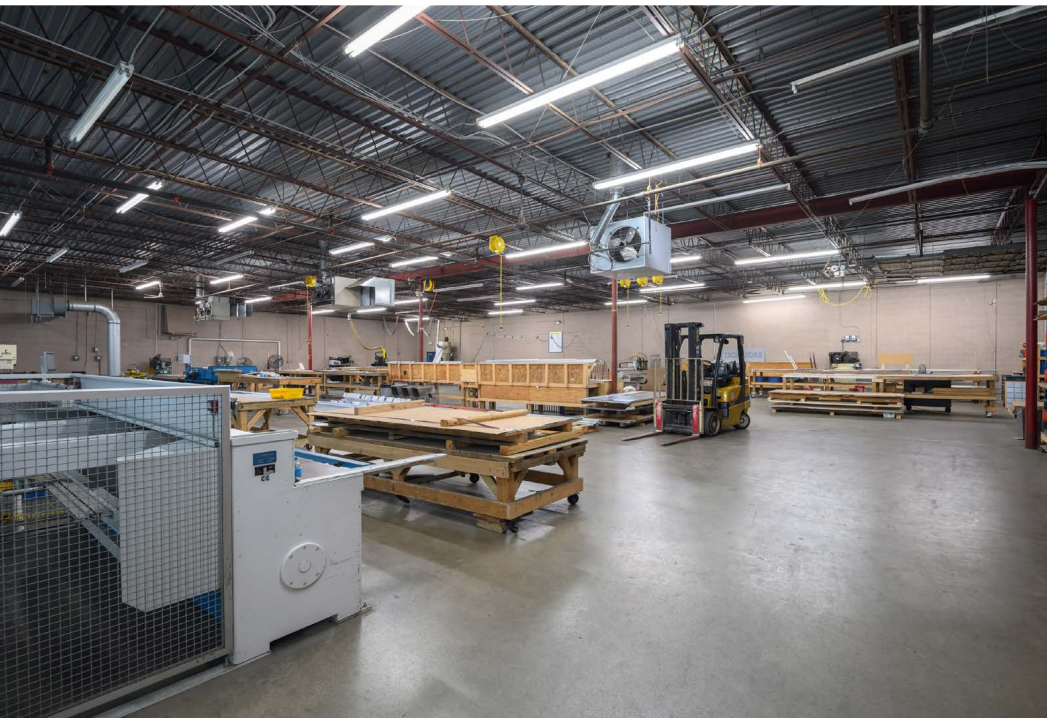
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Building 1 Office



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Building 1 Warehouse



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Building 2 Warehouse



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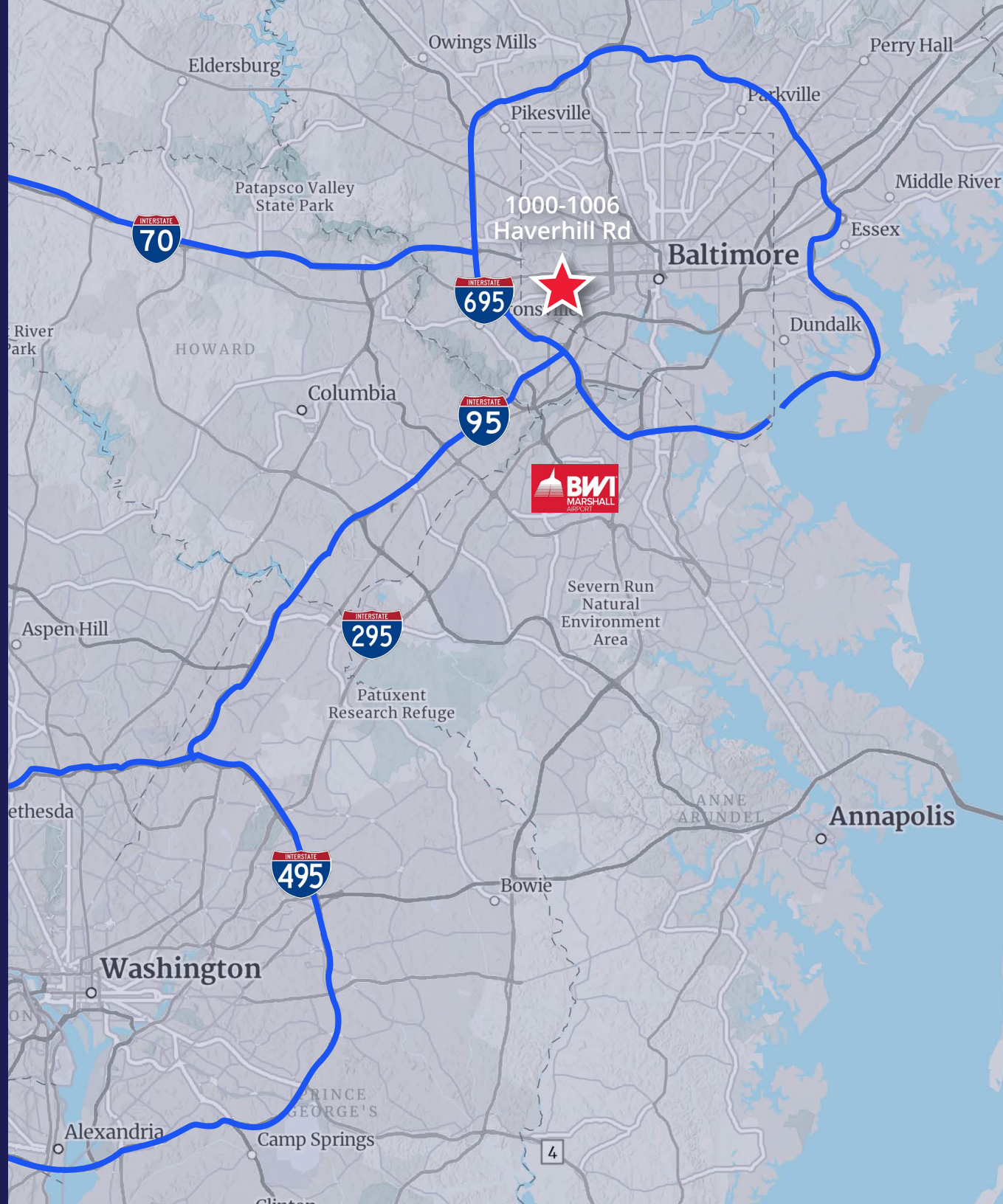
Optimal Location

Accessibility

Baltimore's location provides a strategic position on the East Coast, offering easy access to major highways like I-95 and proximity to the Port of Baltimore, one of the busiest deep-water ports in the U.S. This is ideal for businesses involved in shipping, distribution, and logistics. Additionally, Baltimore's strong transportation infrastructure, skilled workforce, and relatively competitive lease rates compared to other major metropolitan areas provide a cost-effective solution for companies looking to optimize supply chain operations.

Key Drive Times

I-95	1.5 miles
I-695	2.5 miles
Downtown Baltimore	5 miles
Port of Baltimore	5 miles
BWI	8.5 miles
Washington, DC	36 miles



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