

SALE/LEASE

Baltimore City, Maryland

INDUSTRIAL WAREHOUSE

2601-2603 WATERVIEW AVENUE
BALTIMORE, MARYLAND 21230



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INDUSTRIAL WAREHOUSE

2601-2603 WATERVIEW AVENUE | BALTIMORE, MARYLAND 21230

24,938 SF TOTAL

- ▶ 2601 Waterview: 14,800 sf ±
- ▶ 2603 Waterview: 9,200 sf ±

LOT SIZE

1.48 Acres ±

ZONING

R-6

(Currently operating as
nonconforming use)

SALE PRICE

\$1,575,000

YEAR BUILT

1938; Renovated 1988

HIGHLIGHTS

- ▶ 3,000 sf ± office space
- ▶ Drive-in loading
- ▶ Oil heat
- ▶ 3 phase electric
- ▶ Ample on-site parking (20 surface spaces)
- ▶ Minutes from I-295, I-695, I-95, I-895 and the BWI Airport
- ▶ Located in an Opportunity Zone



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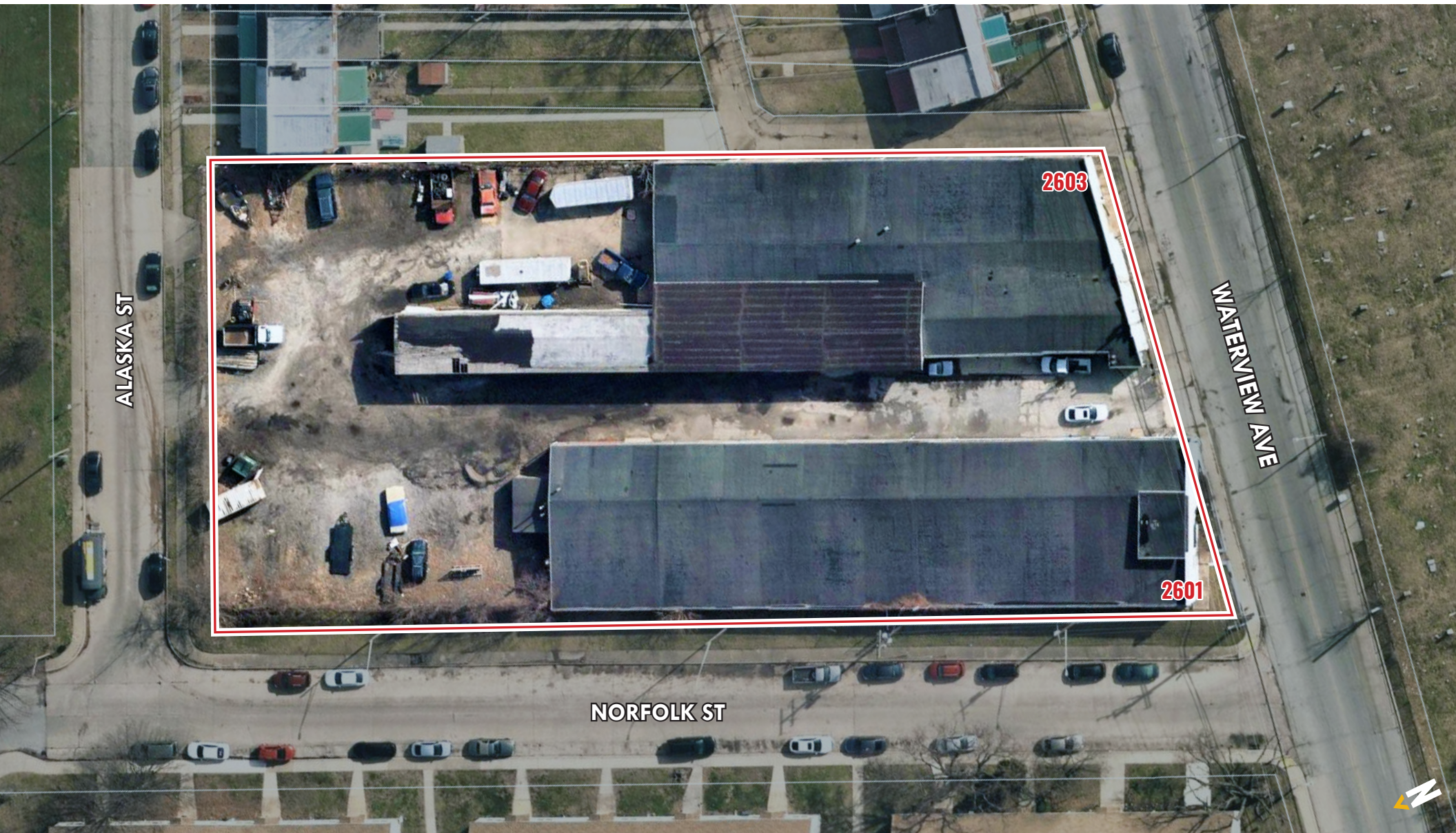
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Baltimore City, Maryland

AERIAL/PARCEL OUTLINE

2601-2603 WATERVIEW AVENUE | BALTIMORE, MARYLAND 21230



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FLOOR PLAN

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LOADING

Drive-In Doors

CEILING HEIGHT

12'-6" - 15'-0"

POWER

3 phase

HEATING

Oil (Fired)

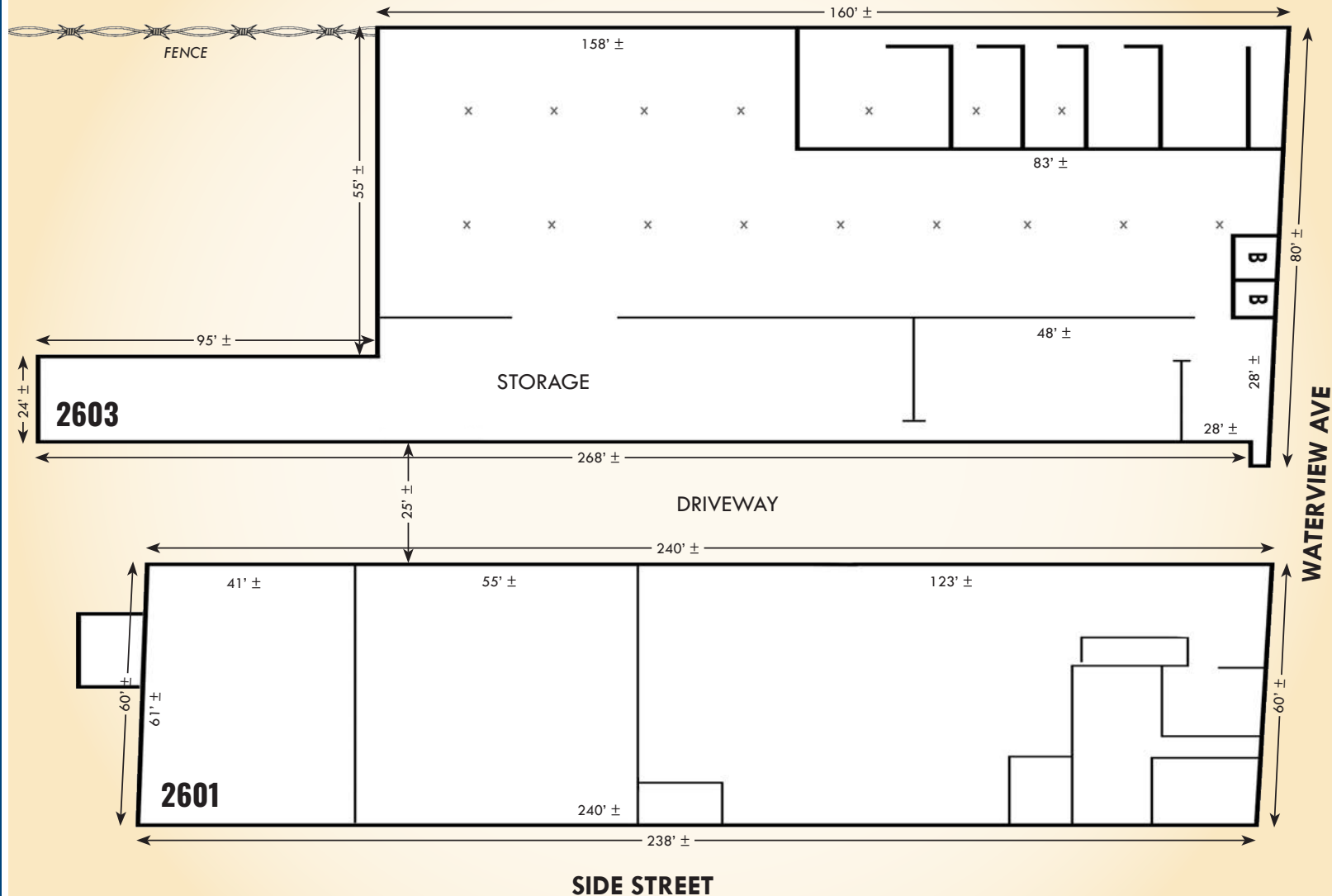
SEWER

City

WATER

City

Note: Drawing is not to scale and is for visual purposes. Dimensions are approximate only, and should not be used for planning purposes.

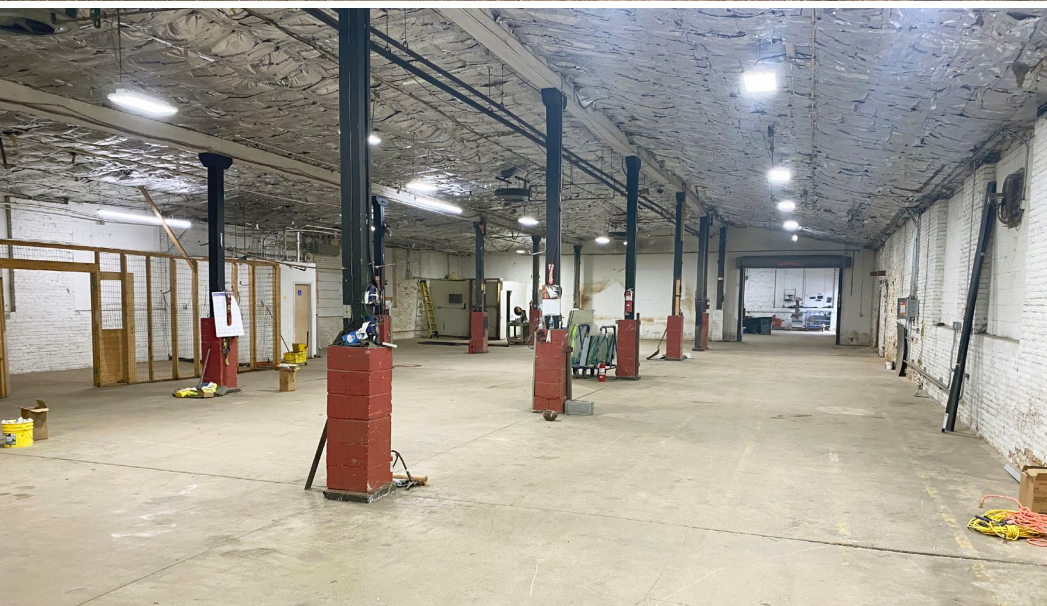


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PHOTOS

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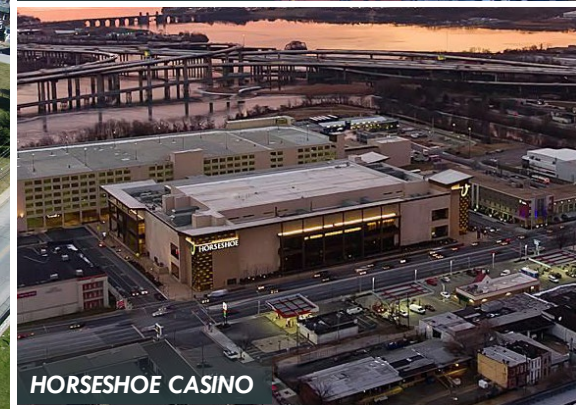
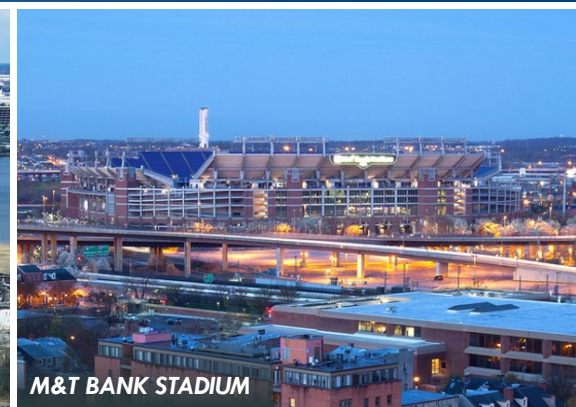


SALE/LEASE

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LOCAL BIRDSEYE

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TRADE AREA

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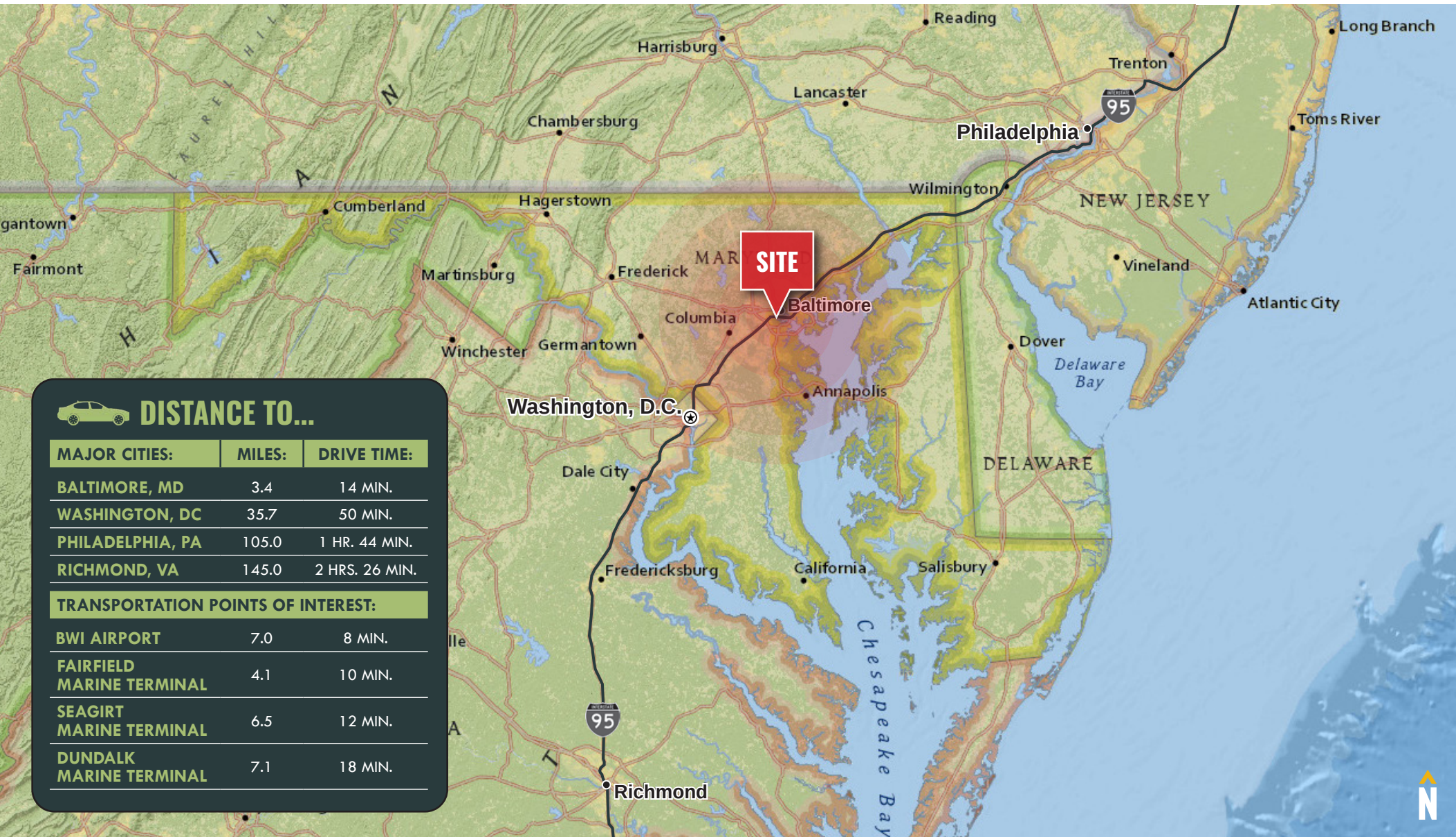
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LOCATION

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DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	3.4	14 MIN.
WASHINGTON, DC	35.7	50 MIN.
PHILADELPHIA, PA	105.0	1 HR. 44 MIN.
RICHMOND, VA	145.0	2 HRS. 26 MIN.
TRANSPORTATION POINTS OF INTEREST:		
BWI AIRPORT	7.0	8 MIN.
FAIRFIELD MARINE TERMINAL	4.1	10 MIN.
SEAGIRT MARINE TERMINAL	6.5	12 MIN.
DUNDALK MARINE TERMINAL	7.1	18 MIN.



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