



FOR LEASE

TRUCK TERMINAL W/ 5.5 AC ± OUTDOOR STORAGE

2720 ANNAPOLIS ROAD | BALTIMORE, MARYLAND 21230



**MULTIPLE
LEASING
SCENARIOS
POSSIBLE... SEE
PAGE 3.**



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COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Hard to find truck terminal with excess land
- Entire property is fenced, gated, lit and secured (separate guard shack building)
- Superior loading (32 docks in terminal building)
- Heavy power
- Service bay warehouse in addition to terminal
- Electric gate
- Heavy industrial zoning
- Close proximity to major highways (I-295, I-95, I-695, I-8954) as well as downtown Baltimore
- *Multiple leasing scenarios possible (see next page)*

BUILDING 1:	21,035 SF ±
BUILDING 2:	1,750 SF ±
LOT SIZE:	5.5 ACRES ±
LOADING DOCKS:	32 (TERMINAL BUILDING)
DRIVE INS:	8 (TERMINAL BUILDING)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)



MULTIPLE LEASING SCENARIOS POSSIBLE... SEE NEXT PAGE.



AERIAL



BLDG. 1
21,035 SF ±



BLDG. 2
1,750 SF ±

OPTION 1

7,000 SF ±

14,000 SF ±

OPTION 2

OPTION 1:

LEASE 7,000 SF ± (PARTIAL BLDG. 1)
ON 1.75 AC ±

OPTION 2:

LEASE 14,000 SF ± (PARTIAL BLDG. 1)
AND 1,750 SF ± (FULL BLDG. 2)
ON 3.88 AC ±

OPTION 3:

LEASE 21,000 SF ± (FULL BLDG. 1)
AND 1,750 SF ± (FULL BLDG. 2)
ON 5.63 AC ±

ANNAPOLIS RD

NOT INCLUDED

	BLDG. 1	BLDG. 2
Building Size:	21,035 SF ±	1,750 SF ±
Stories:	1	1
Construction:	Brick/Masonry	Steel/Aluminum
Clear Height:	10-12' ± (Cross Dock Portion) 14-16' ± (Service Bay)	N/A
Loading Docks:	32 ext	0
Drive Ins:	8	0
Cross Docks:	Yes	No
Sprinklers:	None	None



PHOTOS



LOCAL BIRDSEYE

RECENT REPAIRS:

- Fencing
- Asphalt Paving
- Overhead Doors
- Door Service
- Levers
- Roofing (Front Portion) and Rest of Main Building (Gutters, Downspouts)
- Interior Demo, Clean Up & Power Wash
- Interior Lighting, LED
- Interior Wall Painting (Portions)
- Electrical Replacements as Needed (4 Breaker Boxes in Warehouse)
- 4 Bay Heaters
- Exterior Misc. Concrete Clean Up
- Exterior Painting
- Demo Old Wires
- Lipstick on Office Area and Bathrooms (2)
- Final Clean Up
- Ongoing Site Maintenance
- 480V Service Upgrade



MT. AUBURN CEMETERY

NOT INCLUDED



DRIVE TIMES

DRIVING DISTANCE TO:

BALTIMORE, MD 3.2 MILES
8 MIN.

ANNAPOLIS, MD 27.9 MILES
30 MIN.

WASHINGTON, DC 36.2 MILES
1 HR. 0 MIN.

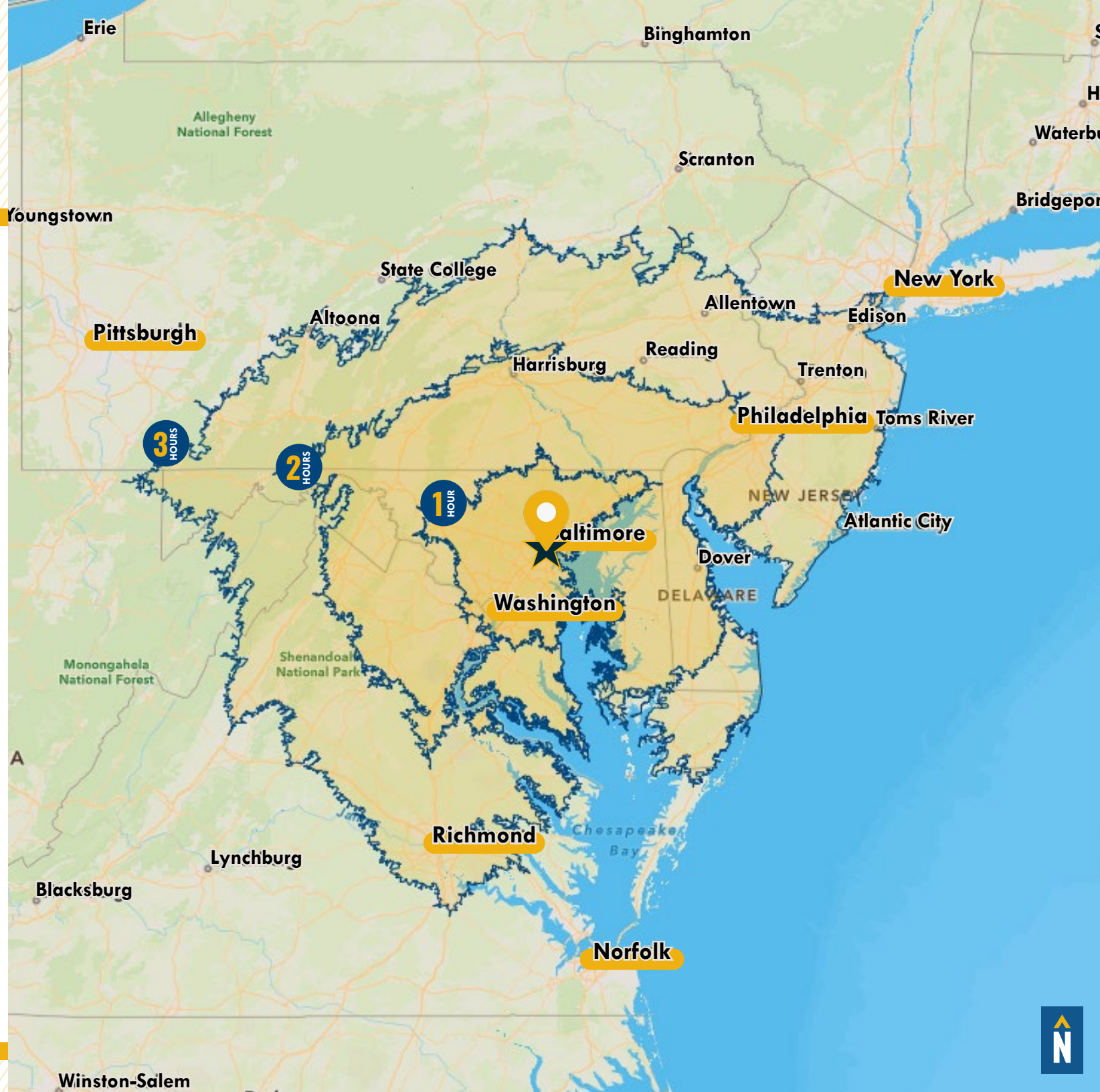
PHILADELPHIA, PA 149.0 MILES
2 HRS. 50 MIN.

RICHMOND, VA 149.0 MILES
2 HRS. 50 MIN.

NEW YORK, NY 210.0 MILES
3 HRS. 5 MIN.

NORFOLK, VA 229.0 MILES
3 HRS. 40 MIN.

PITTSBURGH, PA 268.0 MILES
4 HRS. 5 MIN.



TRADE AREA

DRIVING DISTANCE TO:

295 0.9 MILES
4 MIN. DRIVE

INTERSTATE 895 2.5 MILES
6 MIN. DRIVE

INTERSTATE 95 2.7 MILES
7 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Beutler
4.1 MILES
8 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
6.6 MILES
7 MIN. DRIVE



■ INDUSTRIAL/BUSINESS PARK
■ RETAIL CENTER

3 MILES

SITE



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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