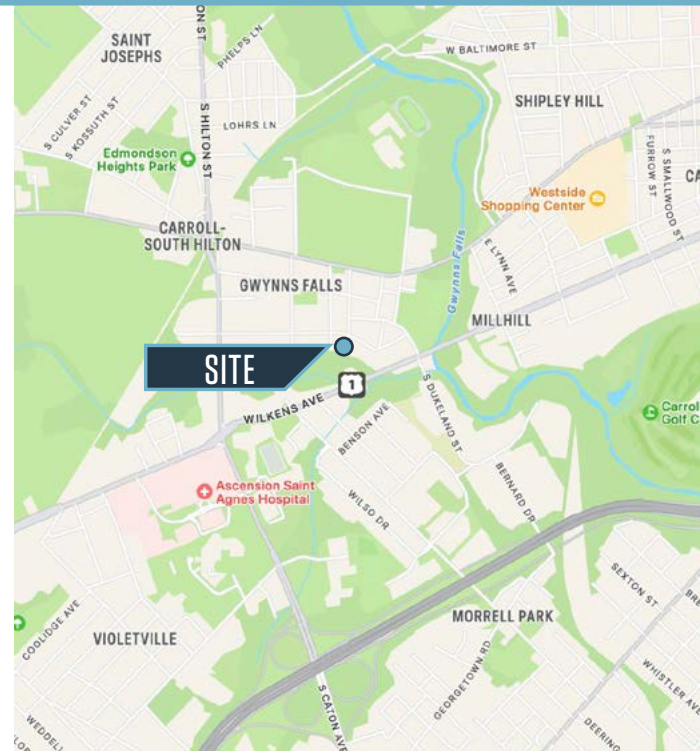




## INDUSTRIAL BUILDING FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS:

- **Building Size:** 37,842 SF available
- **Office Area:** 1,500 SF
- **Ceiling Height:** 13' - 15'
- **Parking:** 15 spaces
- **Land:** 1.55 acres
- **Zoning:** I-1
- **Loading:** Three (3) docks; Four (4) drive-ins
- **Access:** Nearby I-95, Caton Ave. & DeSoto Bus. Park
- **Sprinkler:** Wet sprinkler system
- **Utilities:** Gas 6", Water 4", Sewer 4"
- **Electric:** 1200 amps @ 240 v (upgraded within last 4 years)



# 601 S. LONGWOOD STREET

Baltimore, MD 21223 | Baltimore City

## PHOTOS



FRONT VIEW



SIDE VIEW



DRIVE-IN LOADING

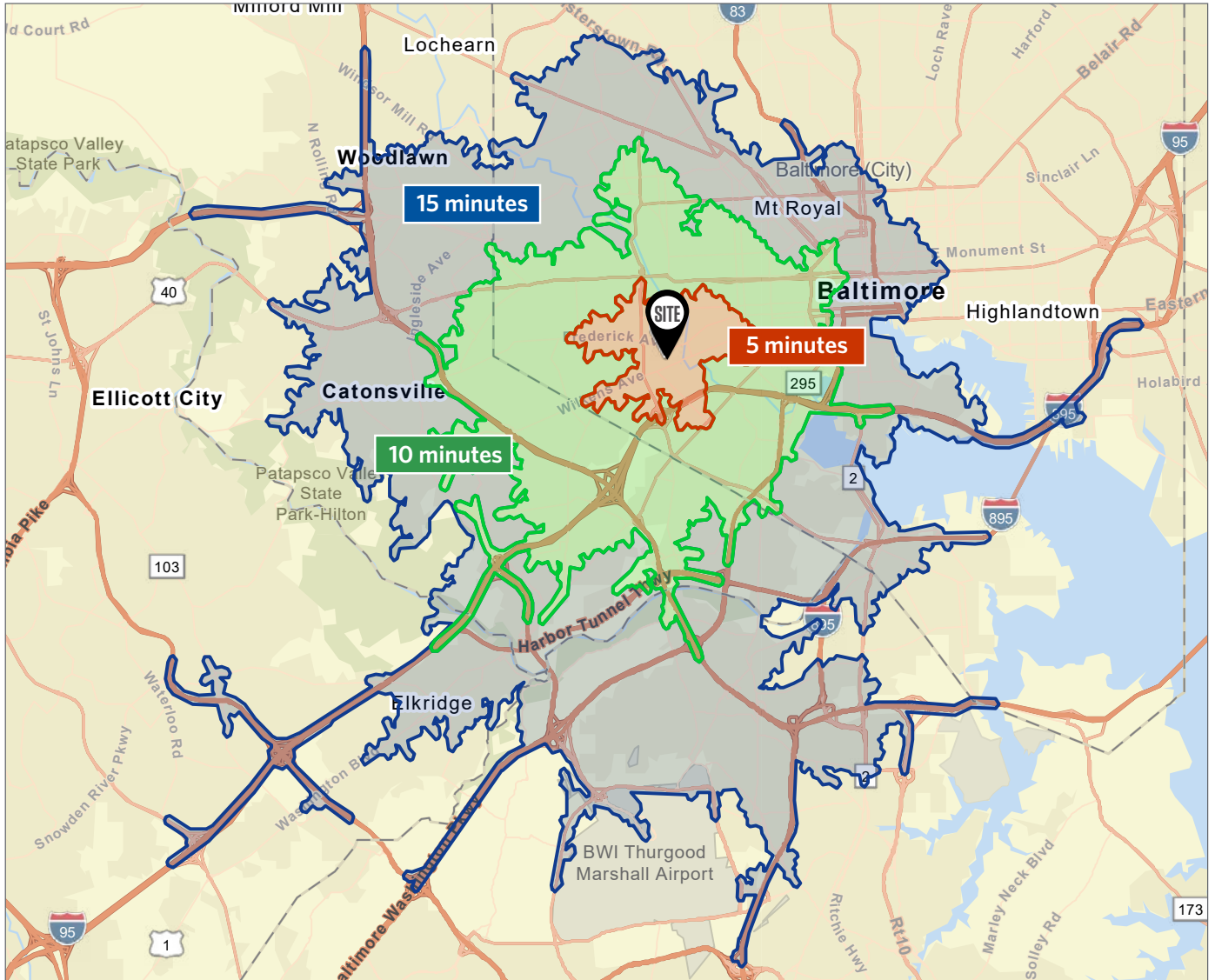


DOCK LOADING

**Steele Stanwick**  
sstanwick@klnb.com  
443-574-1420

**Spence Daw**  
sdaw@klnb.com  
443-574-1429

## DRIVE TIME MAP



## DISTANCES:

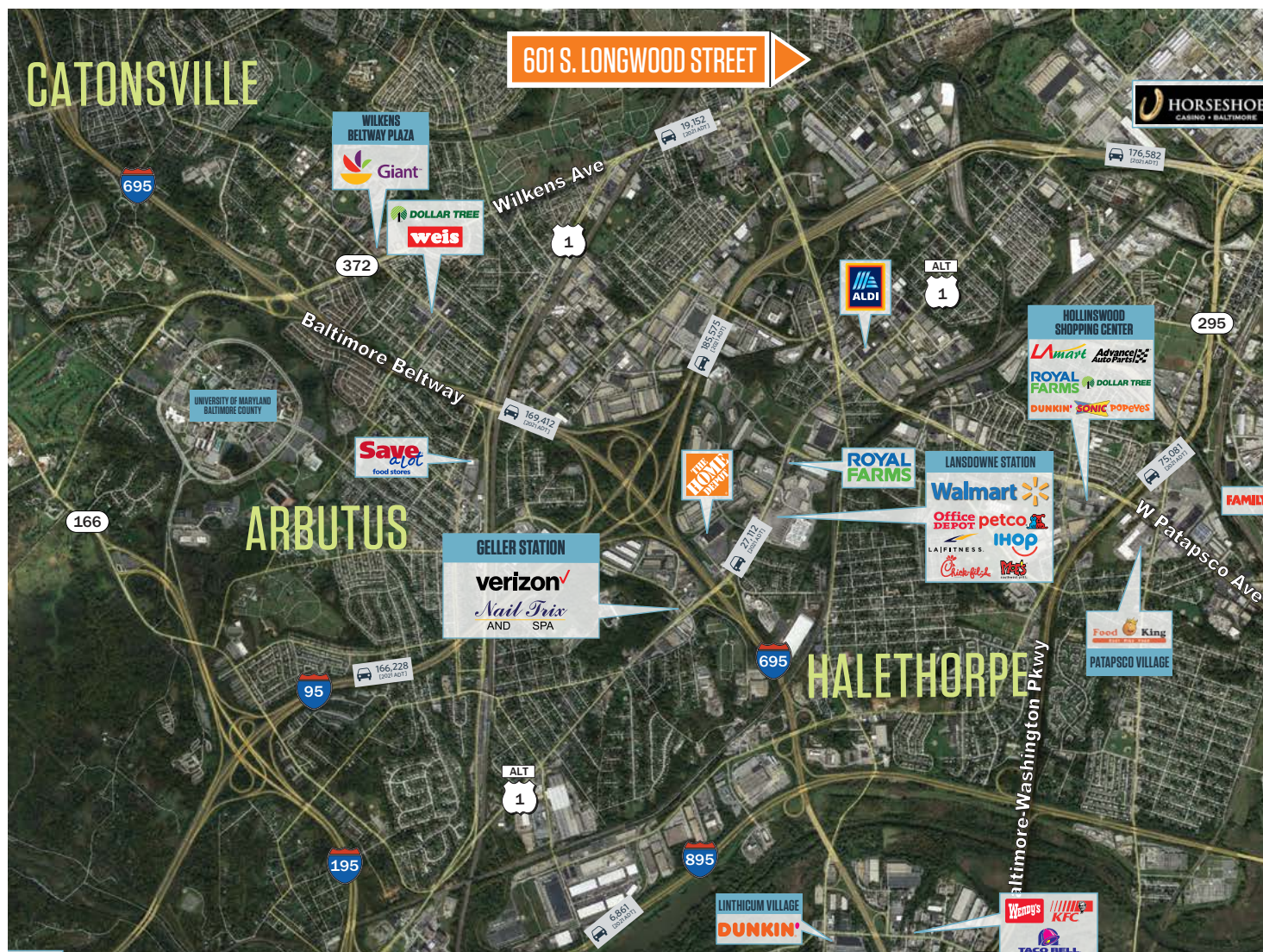
- I-95: 1.15 miles
- I-495: 25 miles
- I-695: 2.5 miles
- I-295: 5 miles
- U.S. Route 1: .5 miles
- BWI: 8 miles

# 601 S. LONGWOOD STREET

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## MARKET AERIAL



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**Steele Stanwick**  
 sstanwick@klInb.com  
 443-574-1420

**Spence Daw**  
 sdaw@klInb.com  
 443-574-1429

9881 Broken Land Pkwy, Suite 300  
 Columbia, MD 21046  
 klInb.com