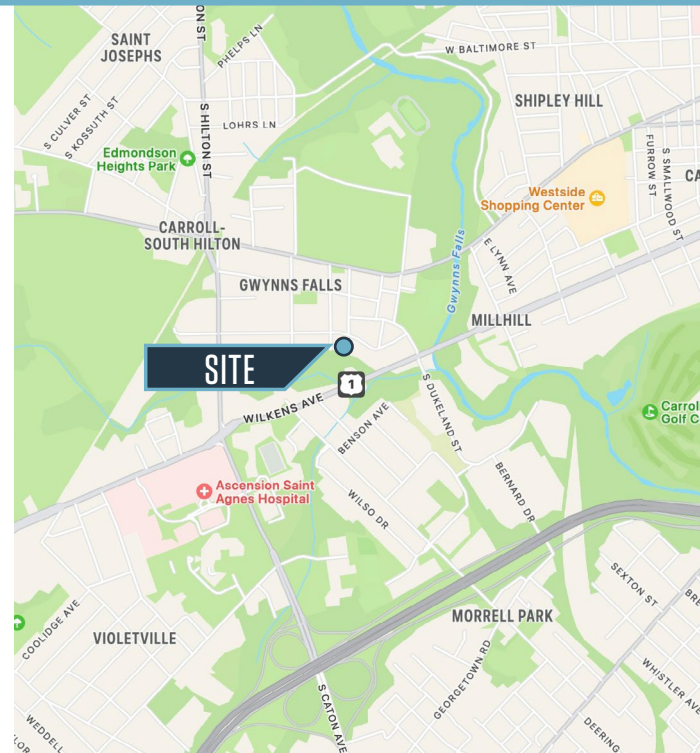


## INDUSTRIAL BUILDING FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS:

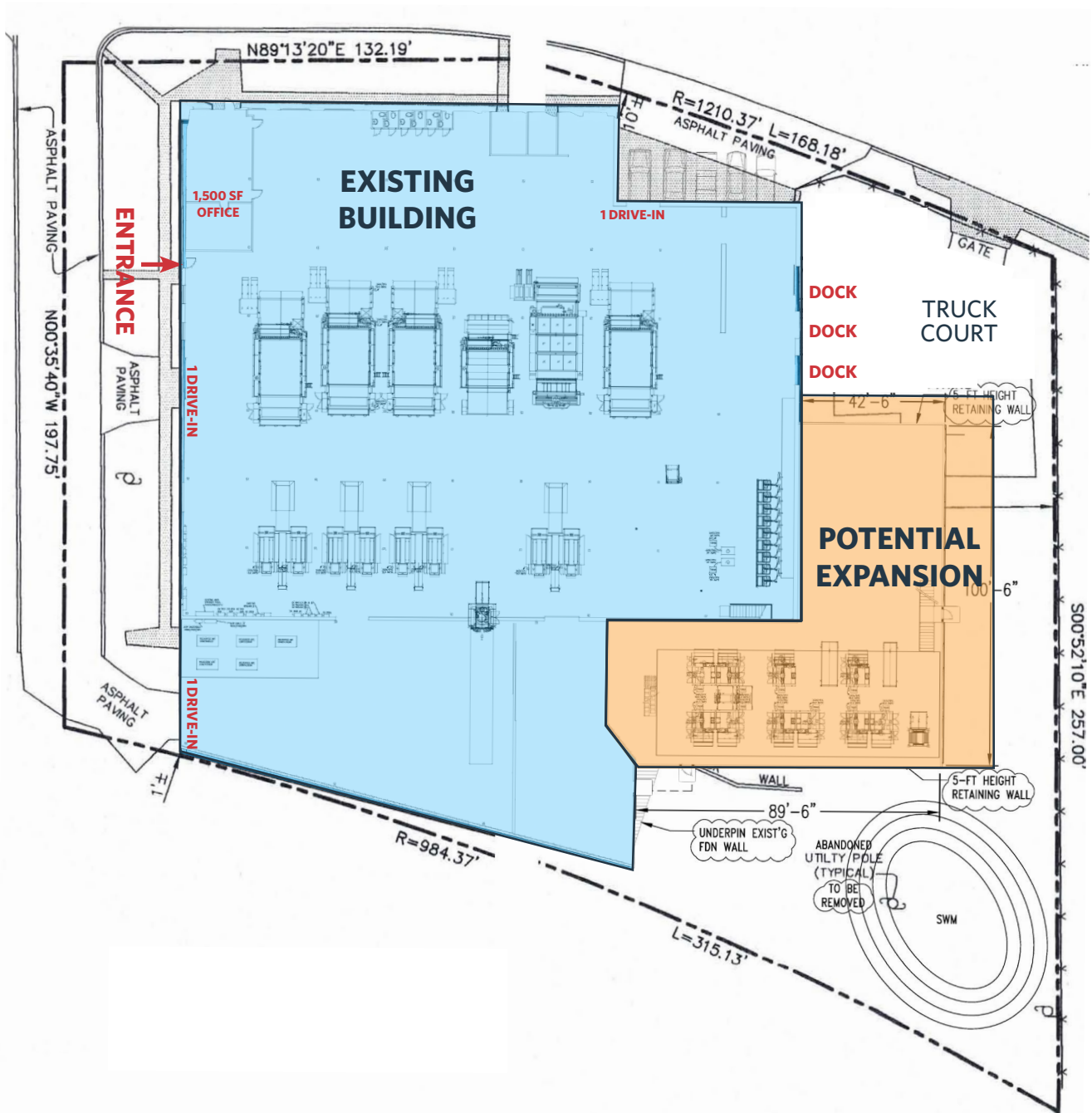
- **Building Size:** 37,842 SF available
- **Office Area:** 1,500 SF
- **Ceiling Height:** 13' - 15'
- **Parking:** 15 spaces
- **Land:** 1.55 acres
- **Zoning:** I-1
- **Loading:** Three (3) docks; Four (4) drive-ins
- **Access:** Nearby I-95, Caton Ave. & DeSoto Bus. Park
- **Sprinkler:** Wet sprinkler 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

## SITE LOCATION PLAN



## PHOTOS



**FRONT VIEW**



**SIDE VIEW**



**DRIVE-IN LOADING**



**DOCK LOADING**

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.

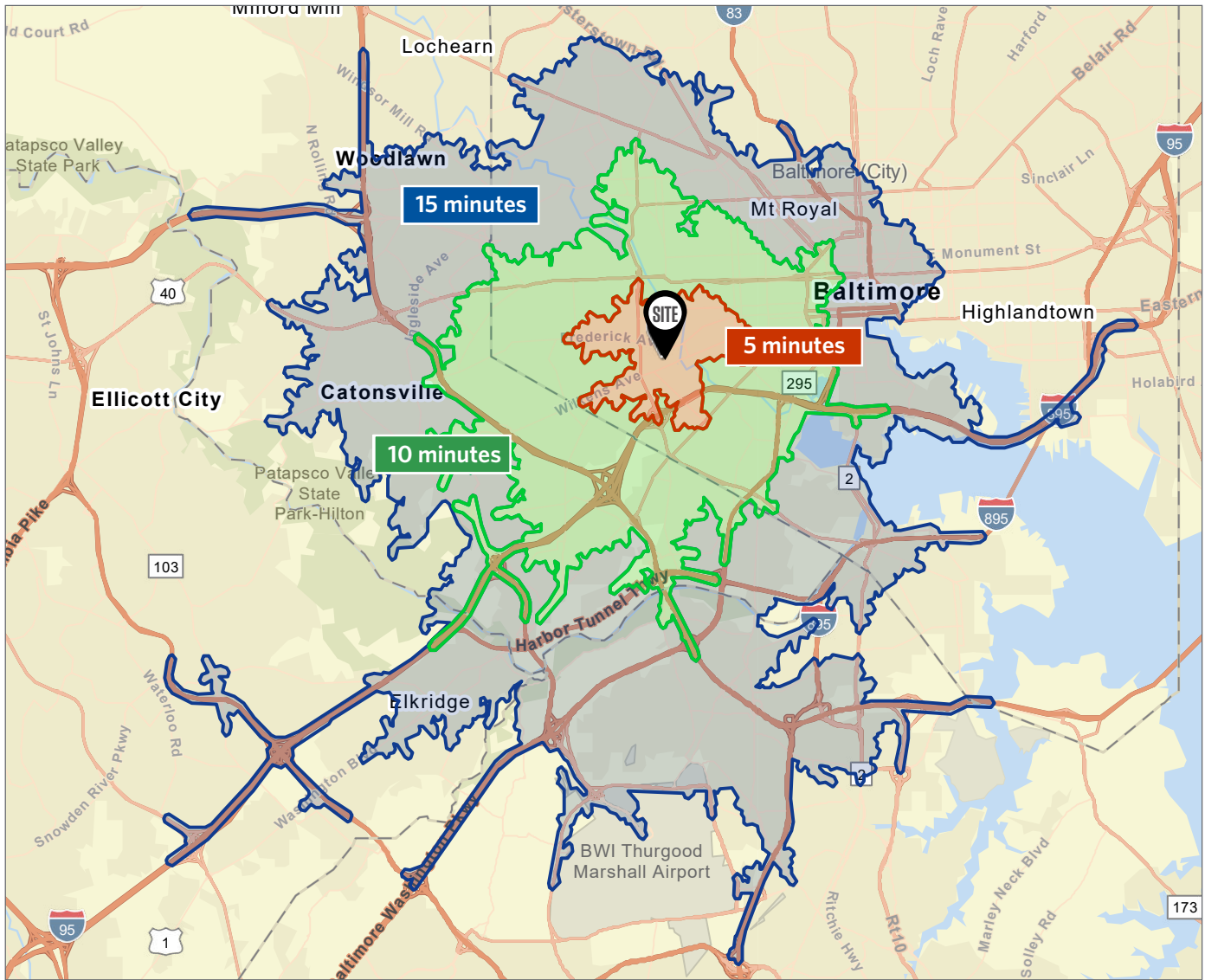
9881 Broken Land Pkwy, Suite 300  
Columbia, MD 21046  
[klnb.com](http://klnb.com)

# 601 S. LONGWOOD STREET

Baltimore, MD 21223 | Baltimore City



## DRIVE TIME MAP



## DISTANCES:

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

Steele Stanwick  
410-685-9875

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

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