

**AVAILABLE FOR
LEASE**

1301 Edison Highway

Baltimore, MD 21213

**HIGHLY FUNCTIONAL FOOD GRADE WAREHOUSE WITH
OUTDOOR STORAGE & EXCESS TRAILER PARKING**

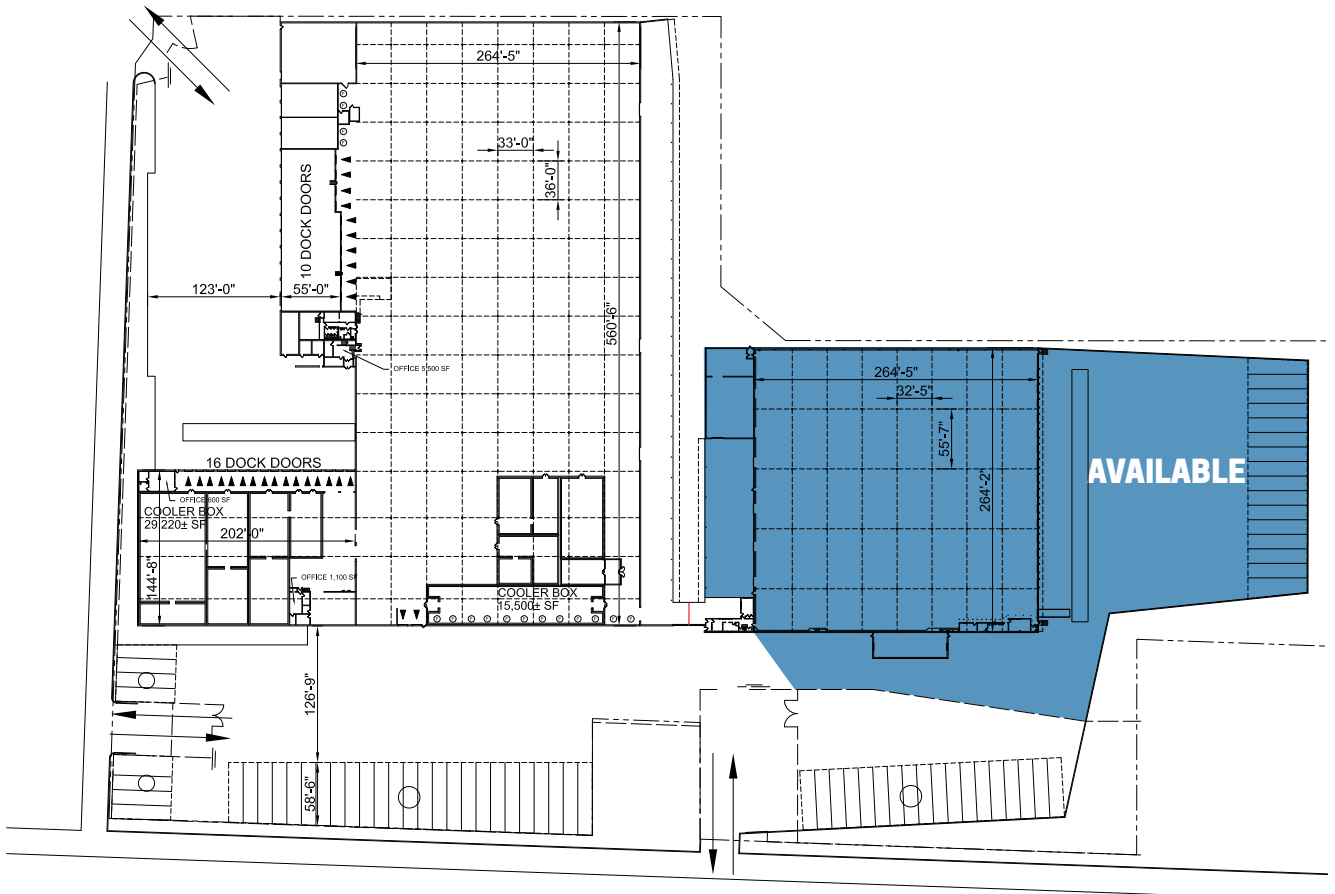
OPPORTUNITY ZONE



73,617 SF AVAILABLE FOR LEASE



THE BUSINESS PARK

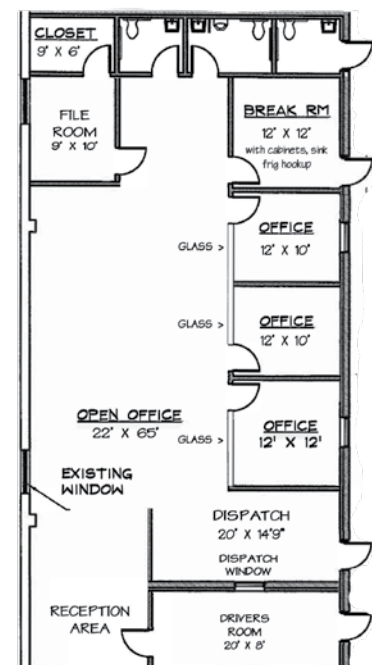


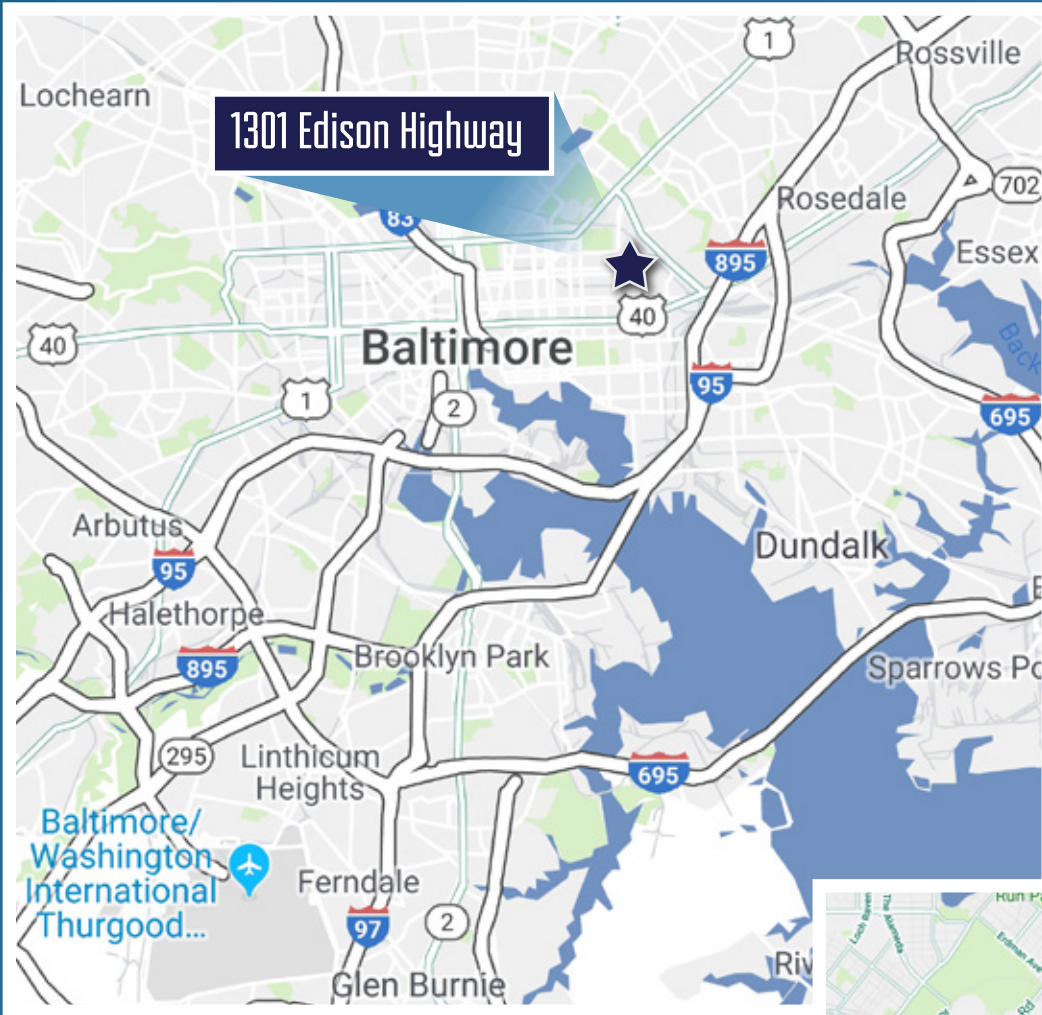
1301 Edison Highway



Available SF	73,617 SF
Available Office SF	2,517 SF
Loading Docks	14 dock doors, 1 drive-in
Column Spacing	32'5" w X 55'7" d
Ceiling Height	24'
Sprinkler	Wet system
Heat	Ceiling hung gas-fired heaters
Lighting	T-8 fixtures with motion sensors
Power	200 amp, 480 3-phase (600 amp, 480 3-phase available)
Zoned	M-2-2
Security	Fully secured fencing and exterior LED lighting
Trailer Storage	Available

OFFICE FLOOR PLAN





DISTANCE & DRIVE TIMES

Rt 40

1 miles | 4 minutes

83

2.9 miles | 12 minutes

95

3.2 miles | 7 minutes

Port of Baltimore

4.8 miles | 15 minutes

695

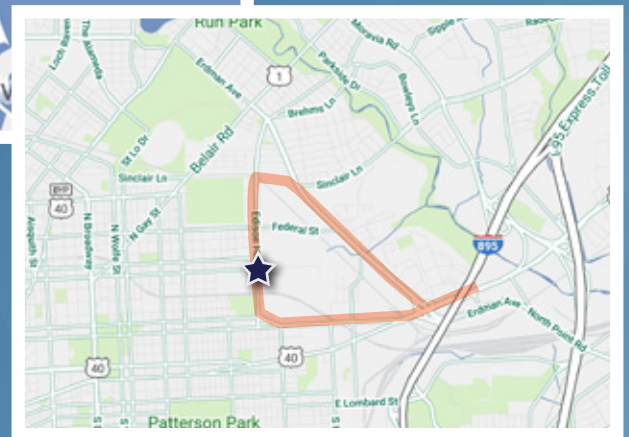
7.4 miles | 11 minutes

295

10.1 miles | 17 minutes

BWI

16 miles | 24 minutes



FOR MORE INFORMATION,
PLEASE CONTACT

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