

FOR LEASE

# 2700 HOLLINS FERRY ROAD

BALTIMORE, MD 21230

45,883± SF



## CONTACT US

A Property by: Shaw Real Estate, LLC  
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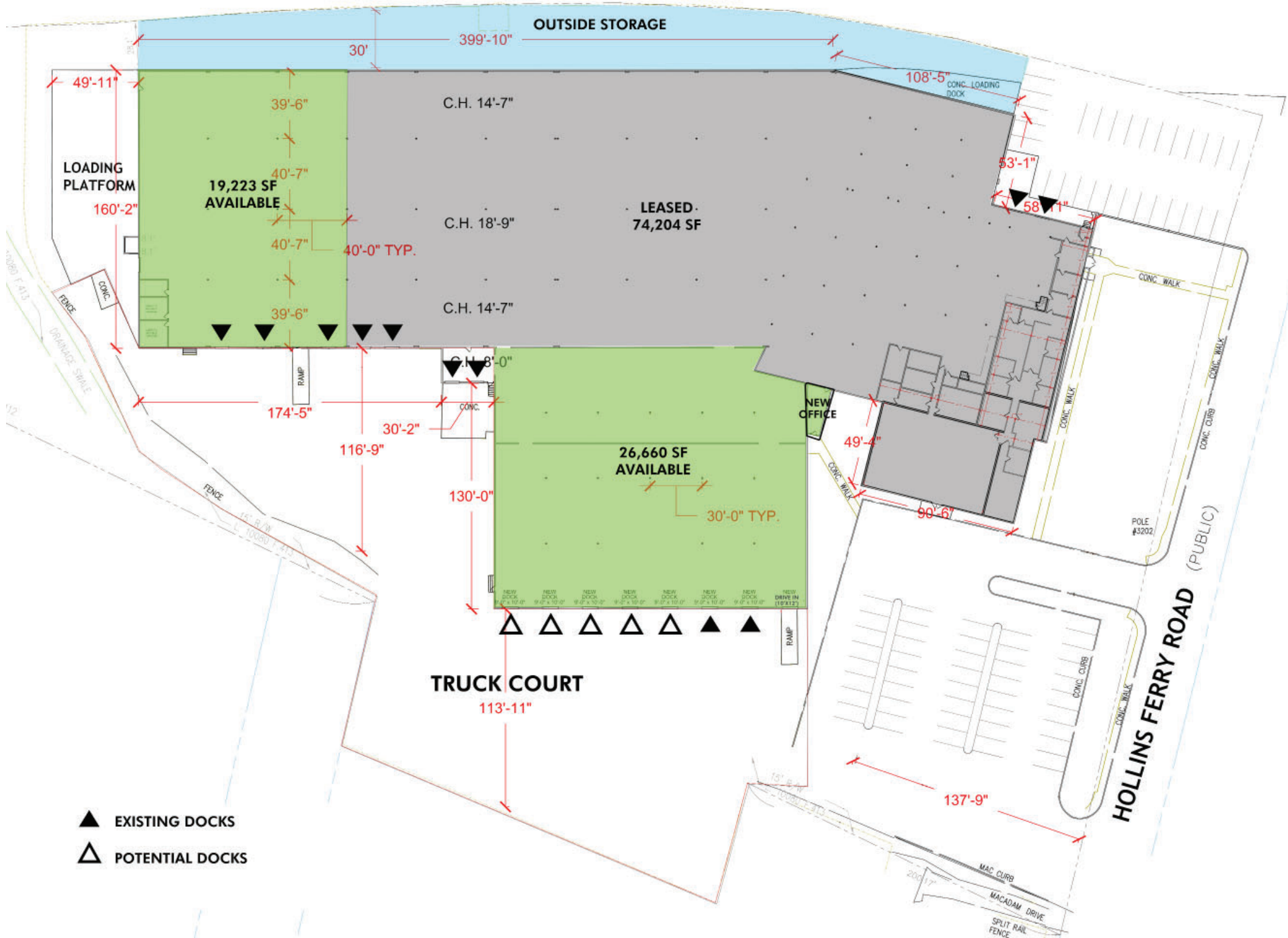
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## SITE PLAN



## BUILDING FEATURES

- + 45,883± SF Total
- + Space 1: 26,660 SF
  - 17'11" clear height
  - 200 ± SF of office; 2 restrooms
  - Up to 7 dock doors; 1 drive-in
- + Space 2: 19,223 SF
  - 14'7" - 18'9" clear height
  - BTS office
  - 2 existing restrooms
  - 3 dock doors; 1 drive-in
  - 50' x 160' dock loading platform
  - 40'w x 39'6"-40'7"d column spacing
  - 15,000 SF of outside storage available
- + Located in an Opportunity Zone
- + A property by Shaw Real Estate, LLC, a local, private Landlord
- + \$5.95 PSF Net
- + \$1.20 PSF OpEx

- Completely redeveloped including:**
- Interior/ exterior painting
  - New LED lights on motion sensors
  - New heating units
  - New dock doors
  - Expanded and resurfaced 115' truck court and parking lot
  - Fully fenced/secure truck court

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## PROPERTY LOCATION



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