

FOR LEASE

400 W. NORTH AVENUE | BALTIMORE MD 21217

PROPERTY SUMMARY

TOTAL AVAILABLE: 8.34 Acres

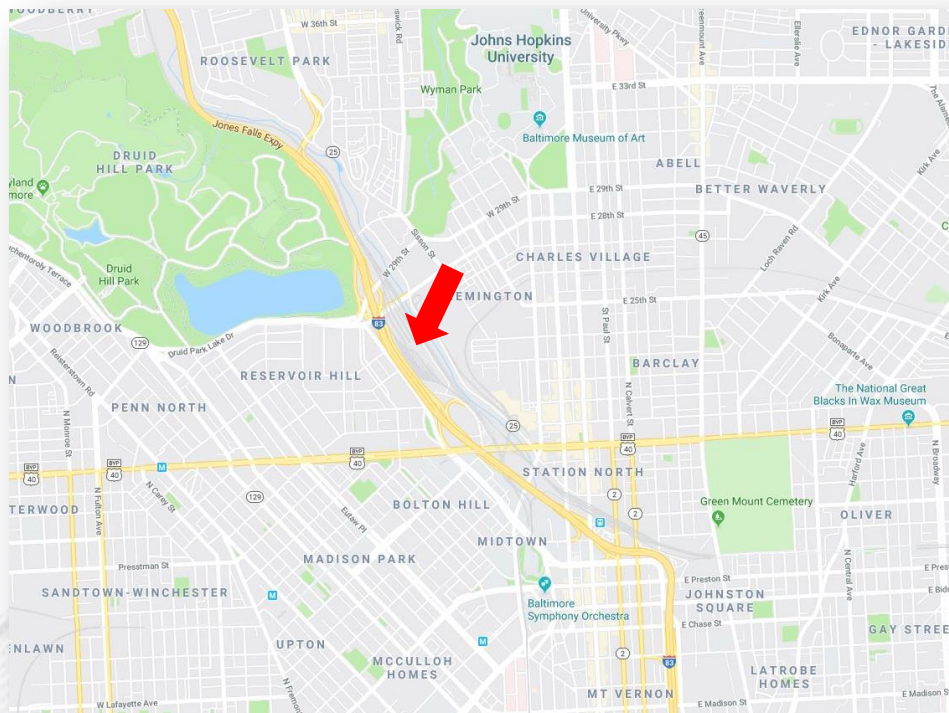
MINIMUM LOT SIZE: 1 acre

ZONING: I-2, General Industrial

FEATURES:

- Flat topography
- Easy access to I-83
- Electric utilities to the site
- Will install fencing & lighting

**RARE
OPPORTUNITY**



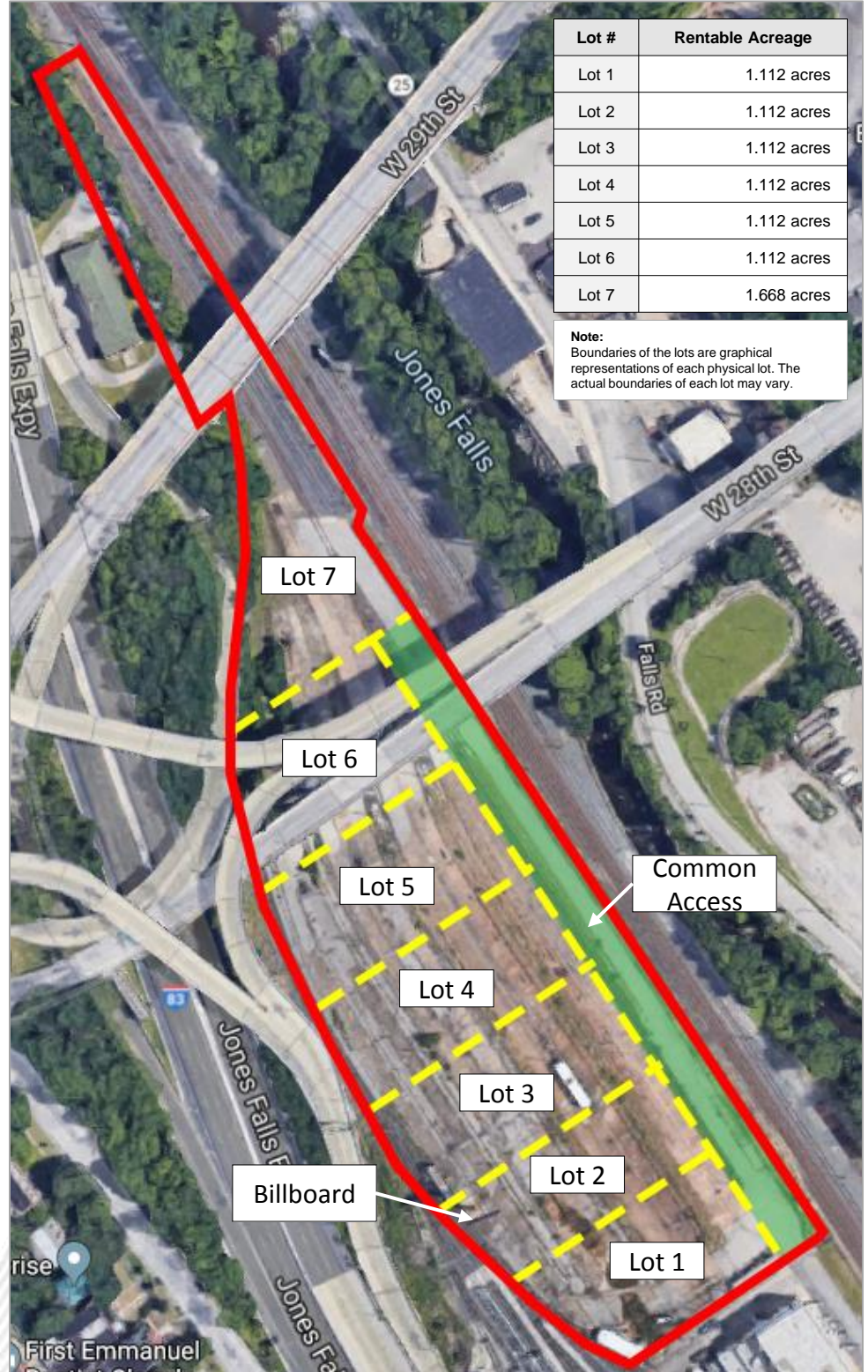
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Disclaimer: While REMAX Commercial Logic has relied upon sources that it reasonably believes are reliable, Kington Commercial, LLC makes no representations or warranty, express or implied, as to the accuracy of the information contained herein. This document is submitted subject to errors, omissions, change of price and other conditions, and withdrawal without notice as imposed by our principals. Each Office Independently Owned and Operated.

SITE PLAN



| Lot # | Rentable Acreage |
|-------|------------------|
| Lot 1 | 1.112 acres |
| Lot 2 | 1.112 acres |
| Lot 3 | 1.112 acres |
| Lot 4 | 1.112 acres |
| Lot 5 | 1.112 acres |
| Lot 6 | 1.112 acres |
| Lot 7 | 1.668 acres |

Note:
Boundaries of the lots are graphical representations of each physical lot. The actual boundaries of each lot may vary.

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PERMITTED USES

| INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES | |
|---|----------|
| USES | DISTRICT |
| | I-2 |
| INDUSTRIAL | |
| Industrial: General | P |
| Industrial: Light | P |
| Contractor Storage Yard | P |
| Outdoor Storage Yard | P |
| Recyclable Materials Recovery Facility | P |
| Recycling and Refuse Collection Facility | P |
| Commercial Composting Facility | P |
| Warehouse | P |
| Wholesale Goods Establishment | P |
| Motor Vehicle Operations Facility | P |
| Research and Development Facility | P |
| COMMERCIAL | |
| Truck Repair | P |
| Motor Vehicle Service and Repair: Major | CB |
| Motor Vehicle Service and Repair: Minor | CB |

P – Permitted by right

CB - Conditional use with approval from Board of Municipal Zoning Appeals

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PHOTOGRAPHS



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