



TROUT DANIEL & ASSOCIATES

# HAMPDEN WAREHOUSE FOR LEASE

## 4000 BUENA VISTA AVENUE, Baltimore, MD 21211



### Contact Us



**30 E. Padonia Road, Suite 504**  
Timonium, MD 21093

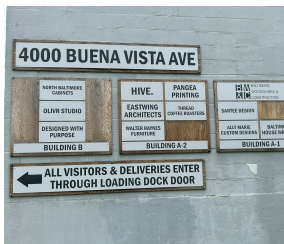


**Visit Us**  
[troutdaniel.com](http://troutdaniel.com)



**Call Us**  
410.435.4004

**Leo McDermott**  
202.744.6910  
[lmcdermott@troutdaniel.com](mailto:lmcdermott@troutdaniel.com)



### ABOUT THE PROPERTY

Large warehouse building located just off I-83, opposite Union Craft Brewery. Property features 18 foot clear ceiling height, 2 dock-high doors and 1 drive-in door (15' H x 10' W), 32 foot column spacing, heavy electrical service, overhead crane system, TPO roof, men's and women's restrooms, gas-fired space heaters, wet sprinkler system, and on-site parking. Property is zoned I-2, which permits warehouse, general & light industrial, commercial composting, materials recovery facility, motor vehicle operations, recycling, and research & development.

# ★ Property Overview



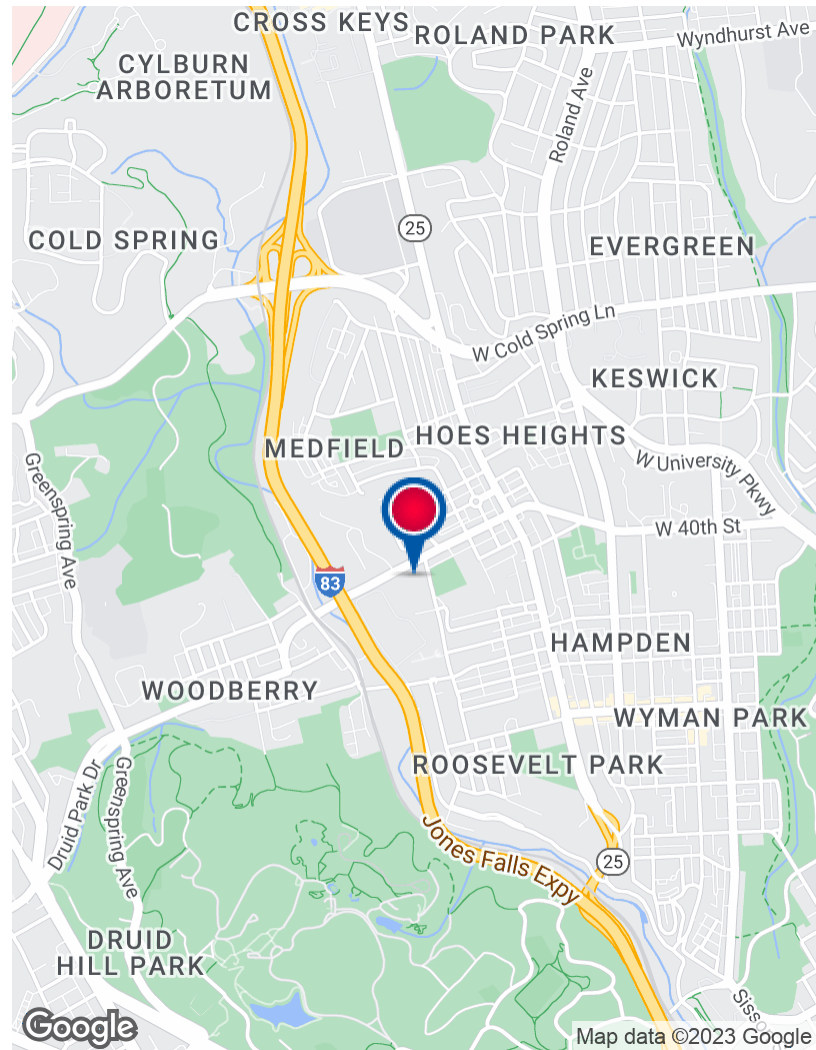
## OFFERING SUMMARY

Warehouse Available:  
1,000- 21,000 SF

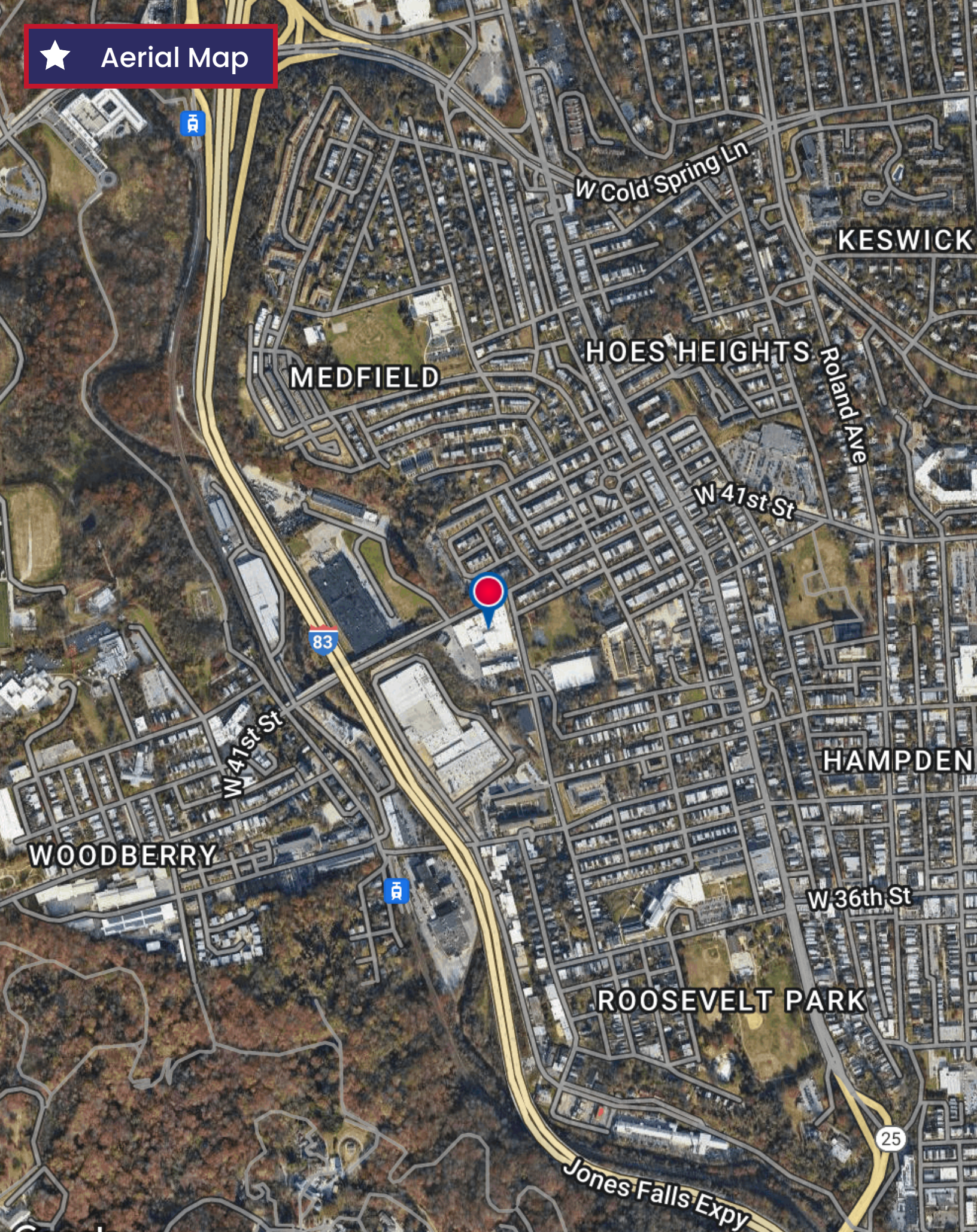
Lease Rate:  
\$12.75 SF (Full Service)

Lease Term:  
3-5 Years

Availability:  
Immediately



★ Aerial Map





# Additional Photos





**Atlas Barks**  
CONSTRUCTION & DESIGN  
(410) 800-2595  
HOME IMPROVEMENT | RESTORATION | ADDITIONS

4000 BUENA VISTA AVE

BLAKE STODOL OWNER	MIKE GENERAL CONTRACTOR	PAULETTA PROJECT MANAGER	DEE OWNER
RENEE OWNER	DAVID OWNER	DAVID OWNER	DAVID OWNER

← ALL VISITORS & DELIVERIES ENTER THROUGH LOADING DOCK DOOR

TOYOTA

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### Leo McDermott

Senior Associate

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