

3030 Waterview Ave, Baltimore, MD, 21230

AVAILABLE FOR LEASE
40,000 - 246,635 SF

ELIGIBLE
ENTERPRISE ZONE
BENEFITS
FOREIGN TRADE
ZONE
(FTZ)

**TOD-4
ZONING**

WATERVIEW COMMERCE CENTER
3030waterview.com

JLL BALTIMORE INDUSTRIAL



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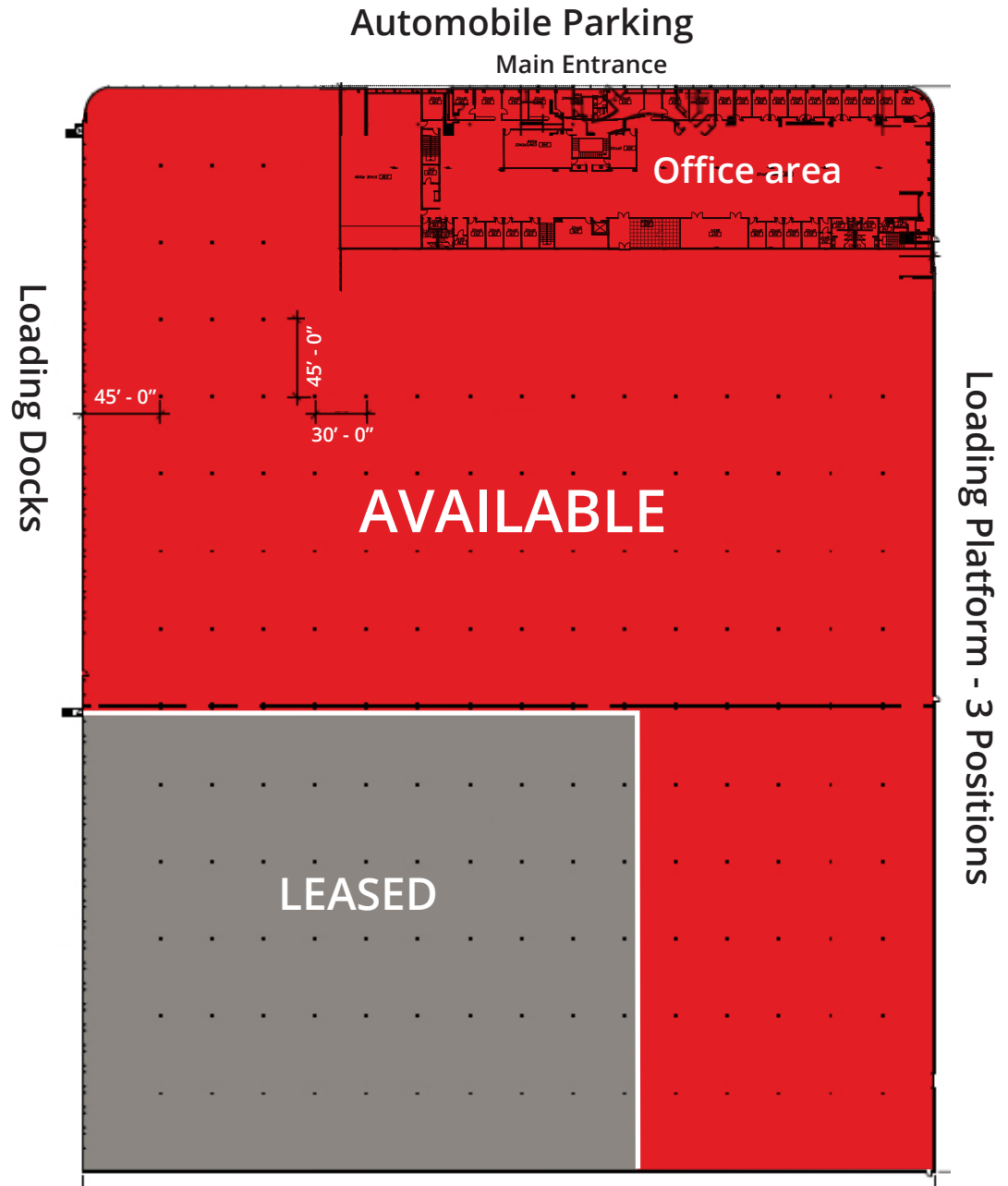
Rob Maddux
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**Heavy Power
(3000 amps of 277/480 volt
3 phase 4 wire)**

- Conditioned warehouse
- 40,000 - 246,635 SF
- 30,000 - 60,000 SF of existing office
- 32' clear ceiling height
- One drive-in door
- 30 dock high loading doors
- Secure truck court
- 40'x30' columns
- 300+ car parking spaces
- Trailer Parking
- Access to public transportation

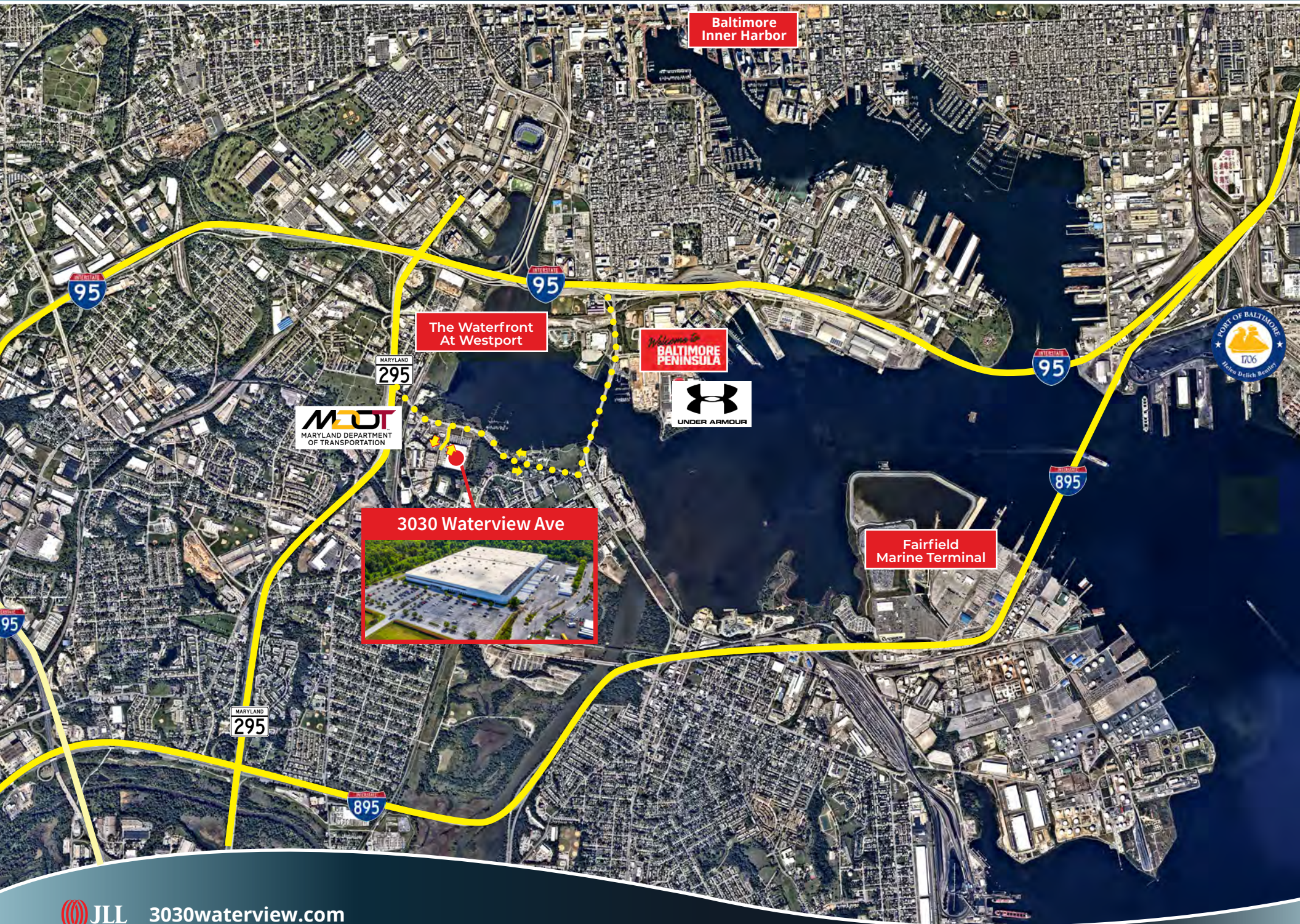
TOD-4 Zoning

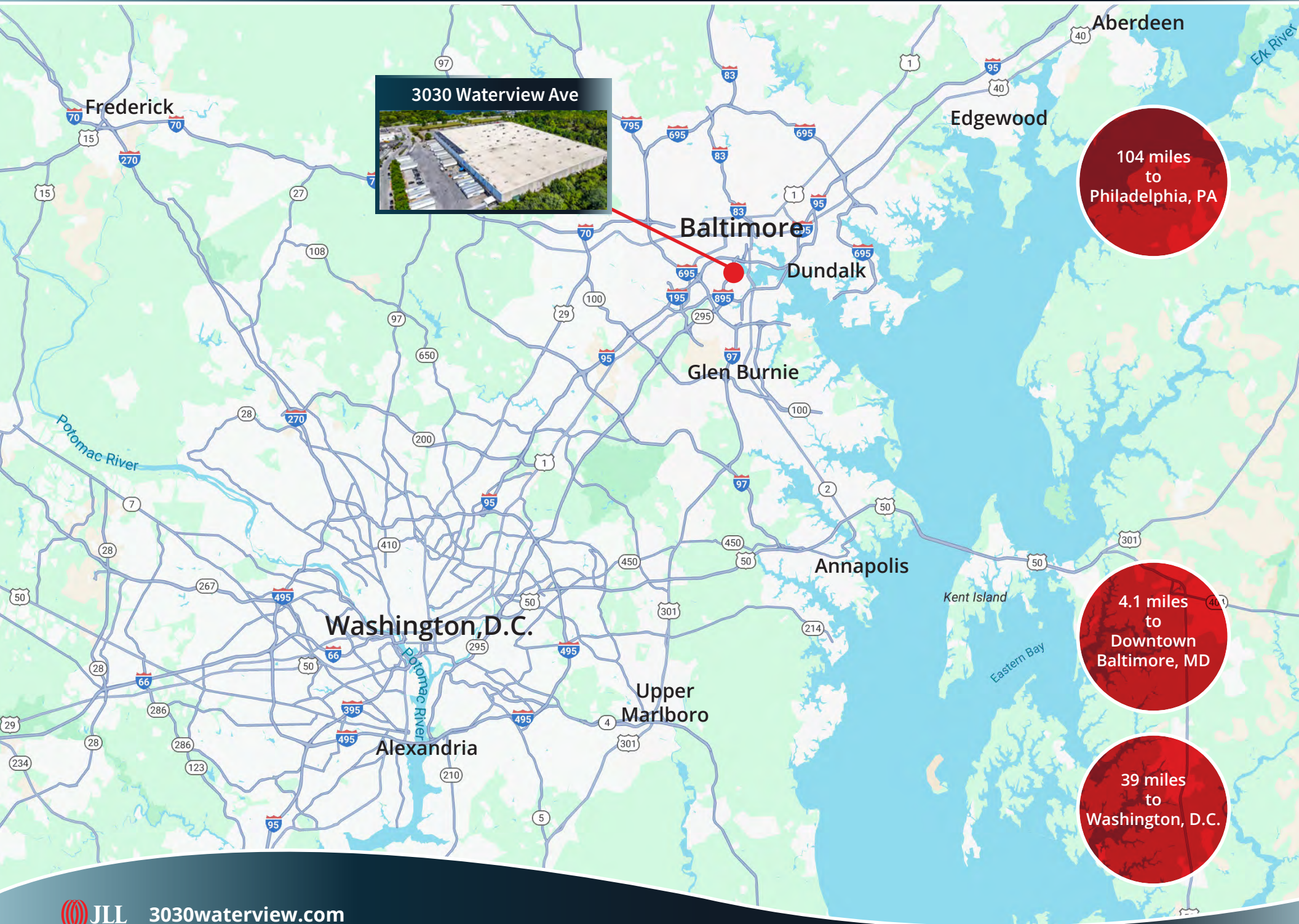
Encourages development conducive to increased transit usage. TOD-4 is employed in areas around existing and anticipated transit stations."











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