

**WORK
HERE
IS
MORE
FUN**

**UNION
COLLE
CTIVE**

1700 W 41ST STREET,
BALTIMORE, MD

**1,800-12,700
SF AVAILABLE**

MAKERS | WAREHOUSE | RETAIL | ENTERTAINMENT

HOPPORTUNITY AWAITS

Union Collective, a curated assembly of independently-owned, growing, Baltimore-based manufacturing & creative businesses anchored by Union Craft Brewery, opens its doors to businesses seeking workspace among this eclectic group of entrepreneurs. Join Baltimore Spirits Company, Movement, The Charmery Ice Cream Factory, Vent Coffee Roasters, Baltimore Music Company, Luke Works, Future Makers and Well Crafted Kitchen for an inspiring and fun day at work.



HERE'S WHAT'S ON TAP

16'5"+

Ceiling height

1,800-12,700

SF available



Single-story
industrial warehouse



Unique tenant signage
visible from I-83



Bike racks



Free parking



Dedicated dock loading



Power - 1,400-1,600a/240-
800v 3p Heavy

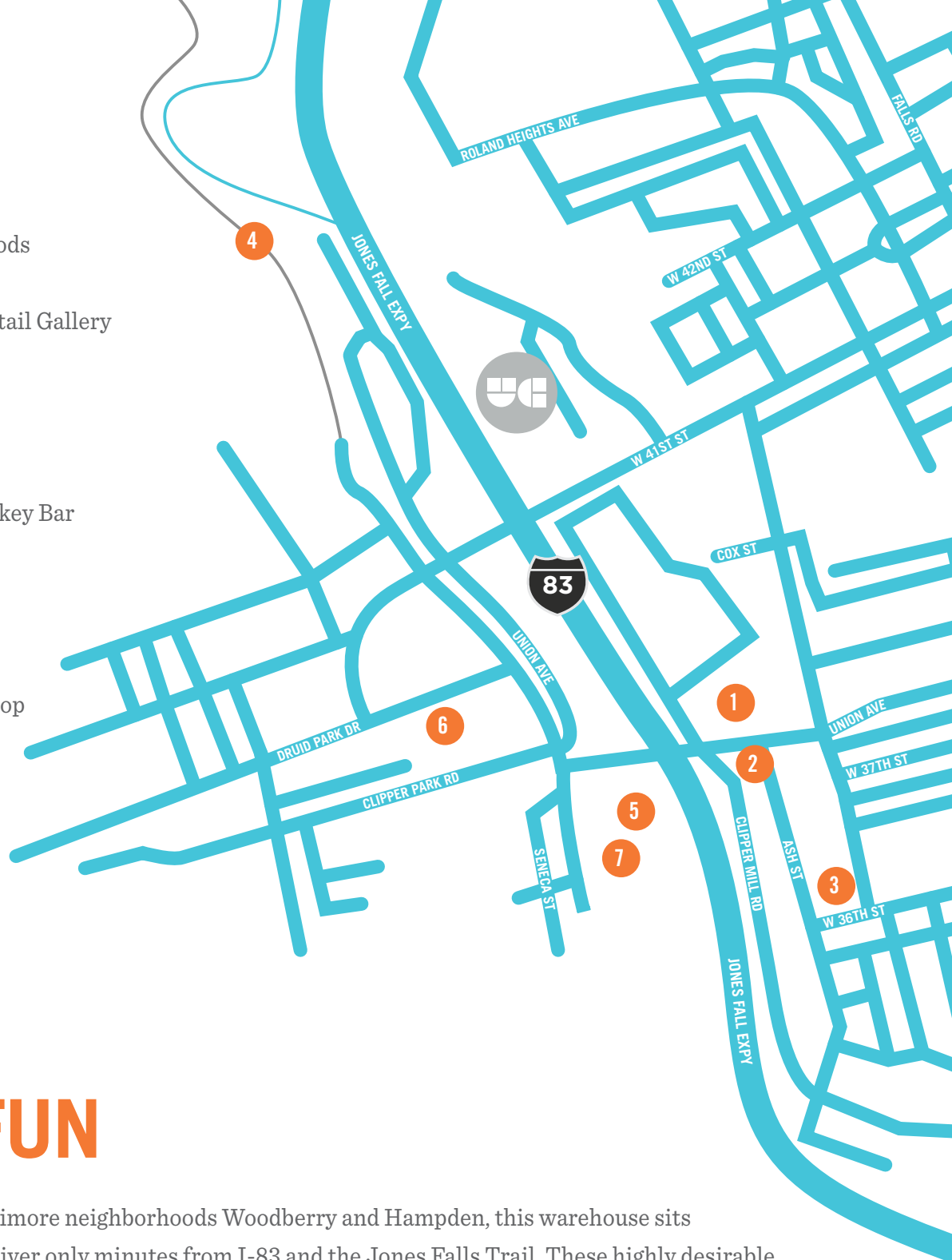
AMENITIES

At the Collective:

- Union Craft Brewing
- Carroll & Sons Fine Foods
- Vent Coffee Roasters
- Baltimore Spirits Cocktail Gallery
- The Charmery

Nearby:

1. Artifact Coffee
2. Blue Pit BBQ and Whiskey Bar
3. Chuck's Trading Post
4. Jones Falls Trail
5. La Cuchara
6. Woodberry Tavern
7. Woodberry Lightrail Stop



HOW TO GET TO FUN

Located on the cusp of Baltimore neighborhoods Woodberry and Hampden, this warehouse sits alongside the Jones Falls River only minutes from I-83 and the Jones Falls Trail. These highly desirable neighborhoods boast “country living with city convenience” – with a mix of historic and new ultra-contemporary living to some of Baltimore’s best farm-to-table restaurants such as Woodberry Tavern.

FROM
THE



North
6 miles from
I-695



South
4.5 miles from
Downtown Baltimore



West
6 miles from
I-70



East
12 miles from
I-95

AVAILABILITES

Suite 490: 12,749 SF

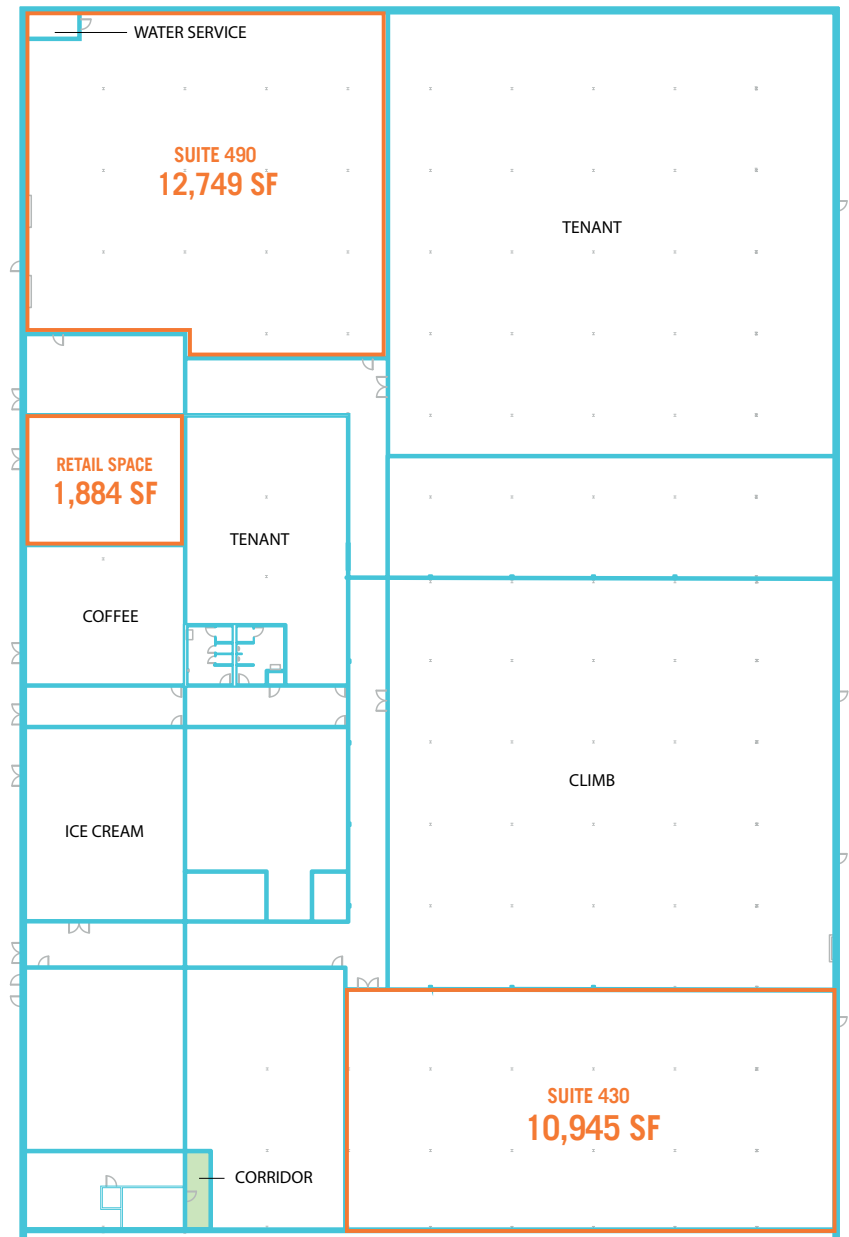
- Second generation beverage manufacturing space
- Floor drains throughout production area
- 2 dedicated loading docks
- Built out retail storefront/tasting room

Suite 430: 10,945 SF

- Second generation beverage manufacturing space
- Floor drains in place
- Geothermal cooling equipment
- Shared loading dock access

Retail space: 1,884 SF

- Fully conditioned
- Retail storefront
- Existing bar buildout



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Tap Your Potential -
Join The Union Collective

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UNION COLLECTIVE