



FOR **LEASE/SALE**

WAREHOUSE/OFFICE BLDG. WITH STORAGE LOT

2218-2230 E. FAYETTE STREET | BALTIMORE, MARYLAND 21231



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 12,000 SF \pm warehouse/office building
- Drive-in loading
- Heavy power
- .087 Ac \pm adjacent storage lot, fenced and gated
- Close proximity to the Port of Baltimore
- Easy access to Route 40, I-83, I-95, I-895, I-695



AVAILABLE:	12,000 SF \pm
CLEAR HEIGHT:	16' \pm
DRIVE-INS:	1 (16' W x 14' H)
POWER:	3 PHASE - 440V, 1200A
ZONING:	C-1 (NEIGHBORHOOD BUSINESS DIST.)
RENTAL RATE:	NEGOTIABLE
SALE PRICE:	NEGOTIABLE

AERIAL

DRIVE-IN

MULLIKIN ST

5,500 SF ±

6,500 SF ±

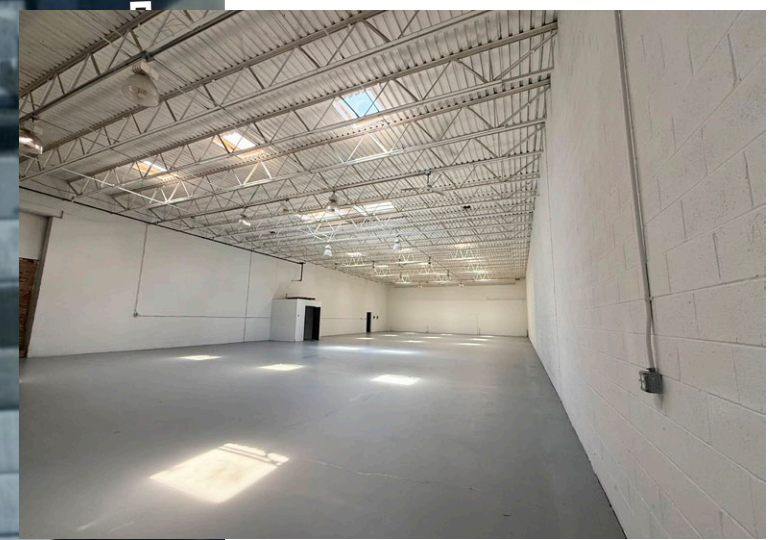
N MADEIRA ST

0.87 AC ±

16' W x 14' H

E FAYETTE ST

N PATTERSON PARK



LOCAL BIRDSEYE

BALTIMORE



ORLEANS ST

E FAYETTE ST

SITE



TRADE AREA

DRIVING DISTANCE TO:

40 0.1 MILES
1 MIN. DRIVE

895 2.2 MILES
7 MIN. DRIVE

95 3.0 MILES
10 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
3.9 MILES
14 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall
10.9 MILES
16 MIN. DRIVE

BALTIMORE, MD 1.4 MILES
4 MIN.

WASHINGTON, DC 39.9 MILES
45 MIN.

PHILADELPHIA, PA 100.0 MILES
1 HR. 30 MIN.

RICHMOND, VA 155.0 MILES
2 HRS. 20 MIN.



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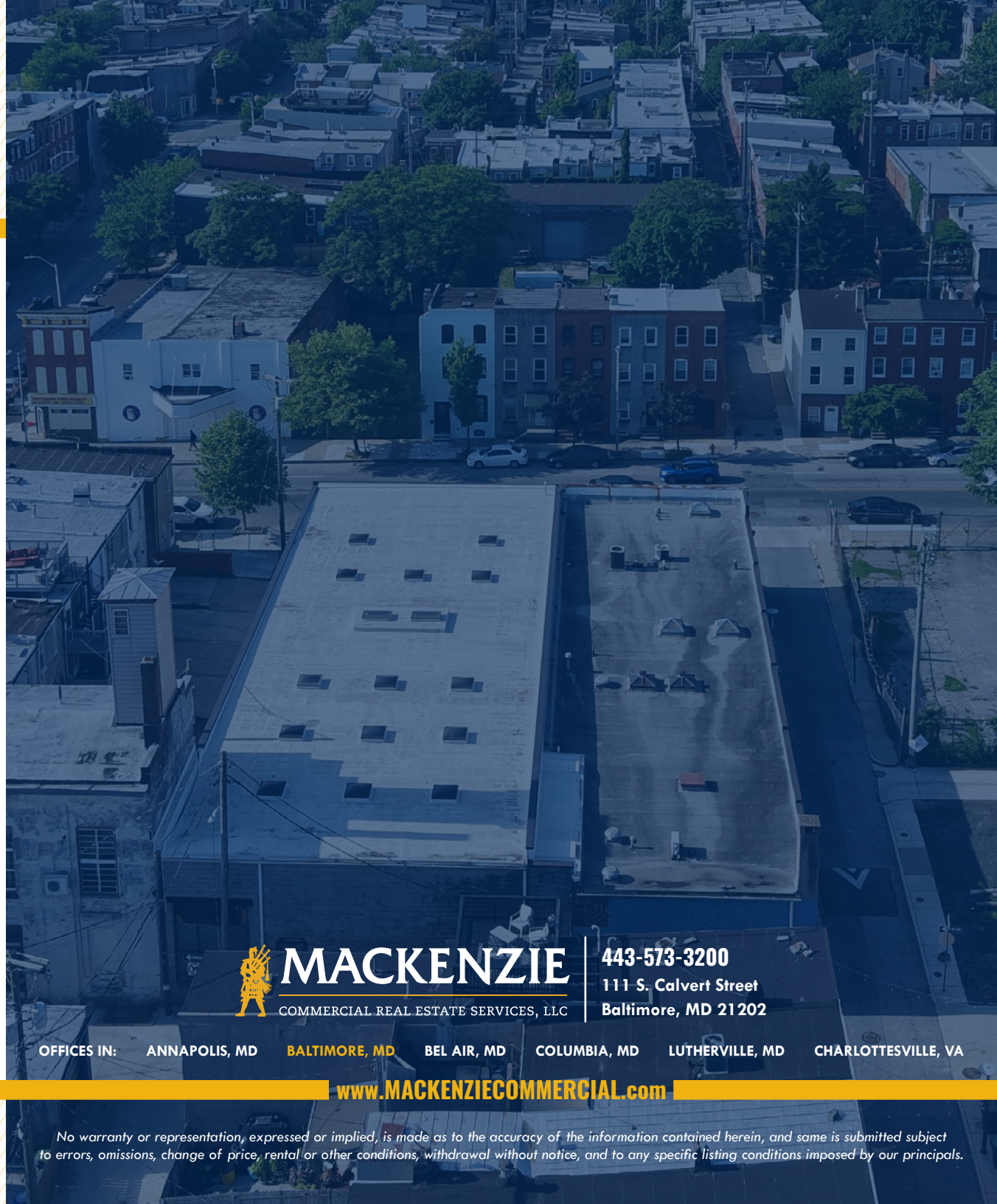


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