



3023 E MADISON STREET

BALTIMORE, MARYLAND 21205

FOR
SUBLEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Inexpensive manufacturing facility
- Heavy power - supports many types of manufacturing
- Fully conditioned - provides for comfortable work environment
- Close proximity to MD Rt 40 and I-895
- Sublease Expiration: 2/28/27

AVAILABLE:

GROUND FLOOR: 15,000 SF
LOWER LEVEL: 15,000 SF
COMBINE TO 30,000 SF

LOT SIZE:

1.31 ACRES

LOADING:

1 DOCK, 11' CLEAR HEIGHT

ZONING:

I-1

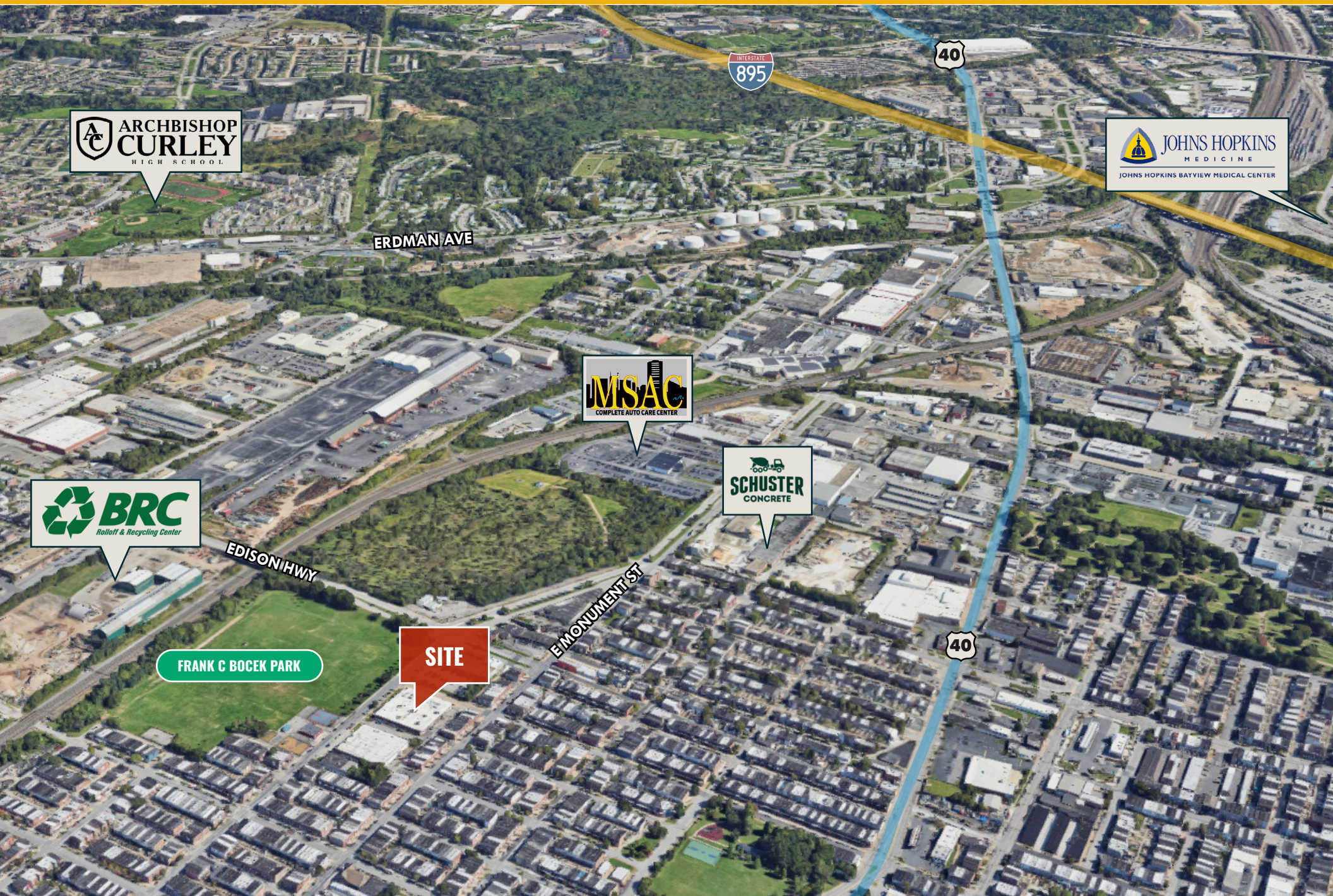
RENTAL RATE:

\$6.00/SF NNN



GOOGLE STREET VIEW

BIRDSEYE



ARCHBISHOP
CURLEY
HIGH SCHOOL

JOHNS HOPKINS
MEDICINE
JOHNS HOPKINS BAYVIEW MEDICAL CENTER

ERDMAN AVE

MSAC
COMPLETE AUTO CARE CENTER

SCHUSTER
CONCRETE

BRC
Roll-off & Recycling Center

EDISON HWY

FRANK C BOCEK PARK

SITE

EMONUMENT ST

INTERSTATE
895

40

40

TRADE AREA

DRIVING DISTANCE TO:

 4.0 MILES
10 MIN. DRIVE

 1.5 MILES
3 MIN. DRIVE

 4.8 MILES
13 MIN. DRIVE

 15.1 MILES
20 MIN. DRIVE

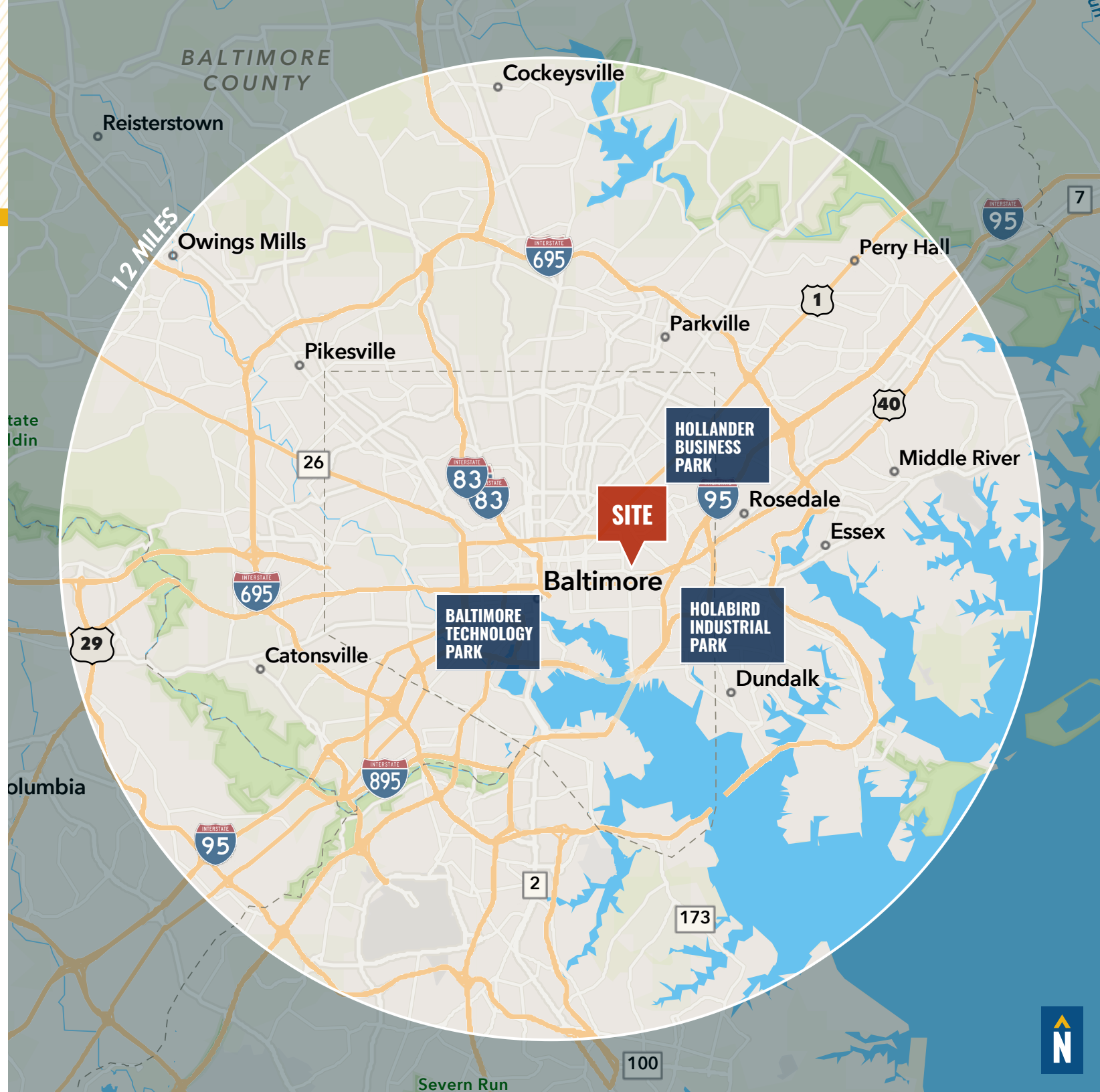
 5.0 MILES
20 MIN. DRIVE
(DUNDALK TERMINAL)

CURTIS BAY 8.8 MILES
18 MIN.

INNER HARBOR 2.7 MILES
12 MIN.

WASHINGTON, DC 40.7 MILES
1 HR. 8 MIN.

PHILADELPHIA, PA 104 MILES
1 HR. 50 MIN.



FOR MORE INFO **CONTACT:**



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PATRICK SMITH, SIOR

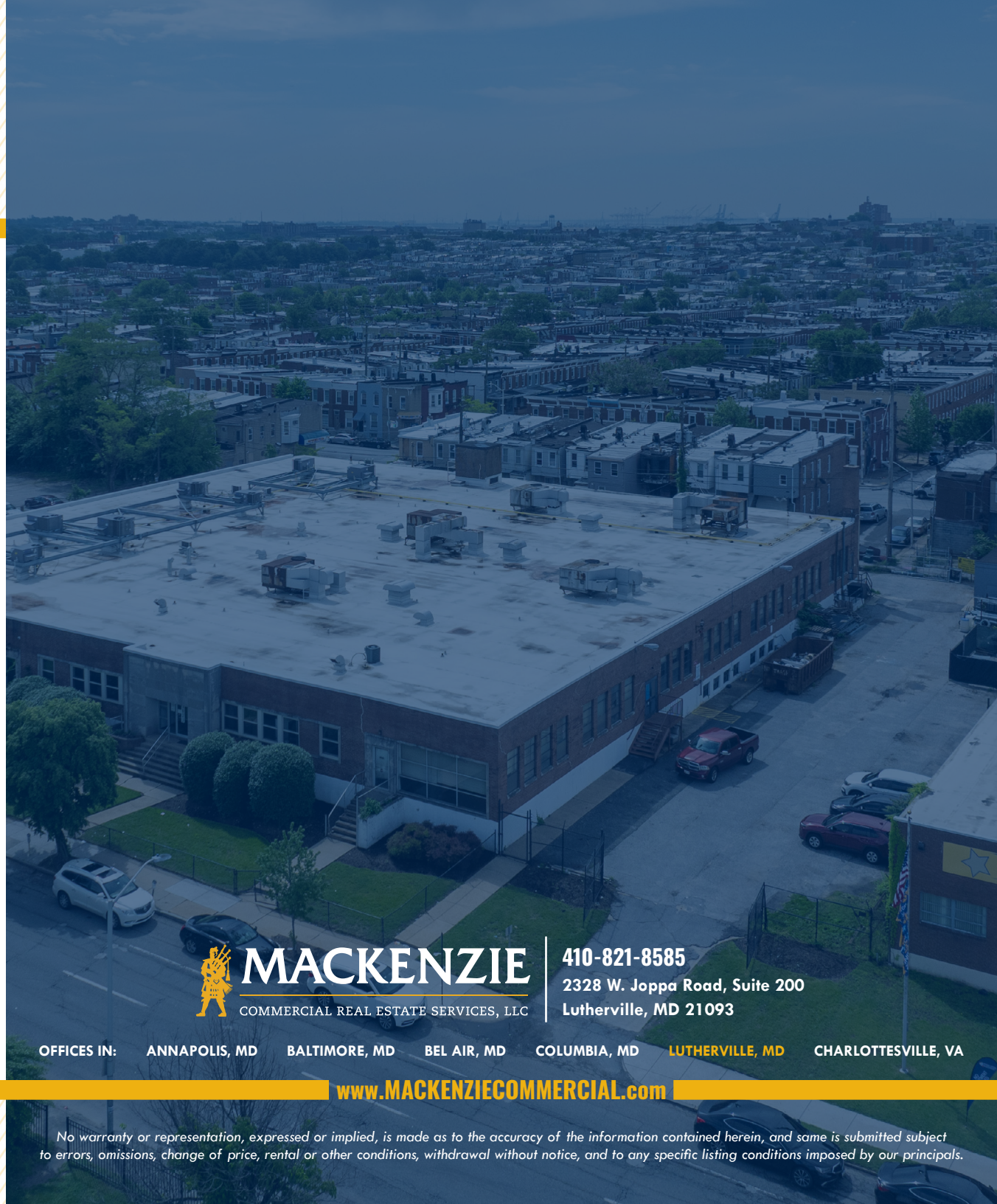
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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www.MACKENZIECOMMERCIAL.com

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