



31,943 SF $\pm$ MANUFACTURING SPACE

3401 EASTBOURNE AVENUE | BALTIMORE, MARYLAND 21224

FOR
SALE

0.5 AC $\pm$
OUTDOOR
STORAGE
YARD



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 31,943 SF $\pm$ industrial/warehouse space (4 bldgs.)
- 7 drive-ins (oversized)
- Multiple existing cranes
- High clear heights (up to 36-40' $\pm$ in portions of the main warehouse)
- 0.5 acres $\pm$ of outdoor storage (paved, fenced and lit)
- Ideal for manufacturing, fabrication, and equipment users
- Convenient to the Port of Baltimore and major highways (I-95, I-895, I-695)



BUILDING SIZE:

31,943 SF $\pm$

LOT SIZE:

1.74 ACRES $\pm$

POWER:

3-PHASE

DRIVE-INS:

7 (TOTAL)

ZONING:

MI (MARITIME INDUSTRIAL DISTRICT)

SALE PRICE:

NEGOTIABLE



GOOGLE STREET VIEW

AERIAL

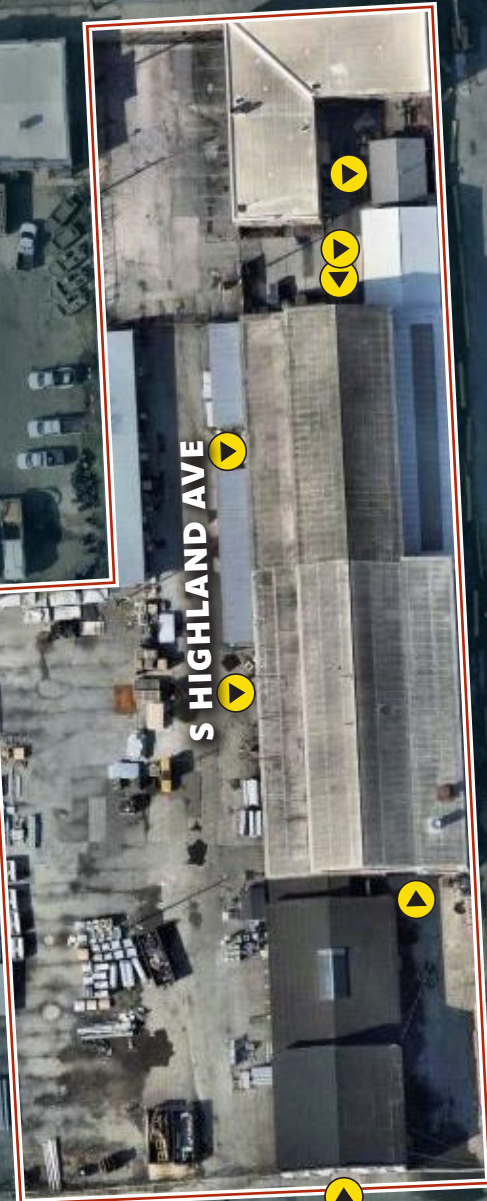


S CLINTON ST

EASTBOURNE AVE

S HIGHLAND AVE

HOLABIRD AVE



LOCAL BIRDSEYE

BALTIMORE

NORTH AMERICAN
WAVE
ENERGY CORP.

Maryland Overpak
Corporation

S CLINTON ST

EASTBOURNE AVE

HOLABIRD AVE


THE TERMINAL CORPORATION



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
1.6 MILES
5 MIN. DRIVE

INTERSTATE 895
2.2 MILES
7 MIN. DRIVE

INTERSTATE 695
5.4 MILES
10 MIN. DRIVE

PORT OF BALTIMORE
1.9 MILES
7 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
13.0 MILES
16 MIN. DRIVE

BALTIMORE, MD
3.4 MILES
12 MIN.

WASHINGTON, DC
41.9 MILES
50 MIN.

PHILADELPHIA, PA
101.0 MILES
1 HR. 40 MIN.

RICHMOND, VA
169.0 MILES
2 HRS. 40 MIN.



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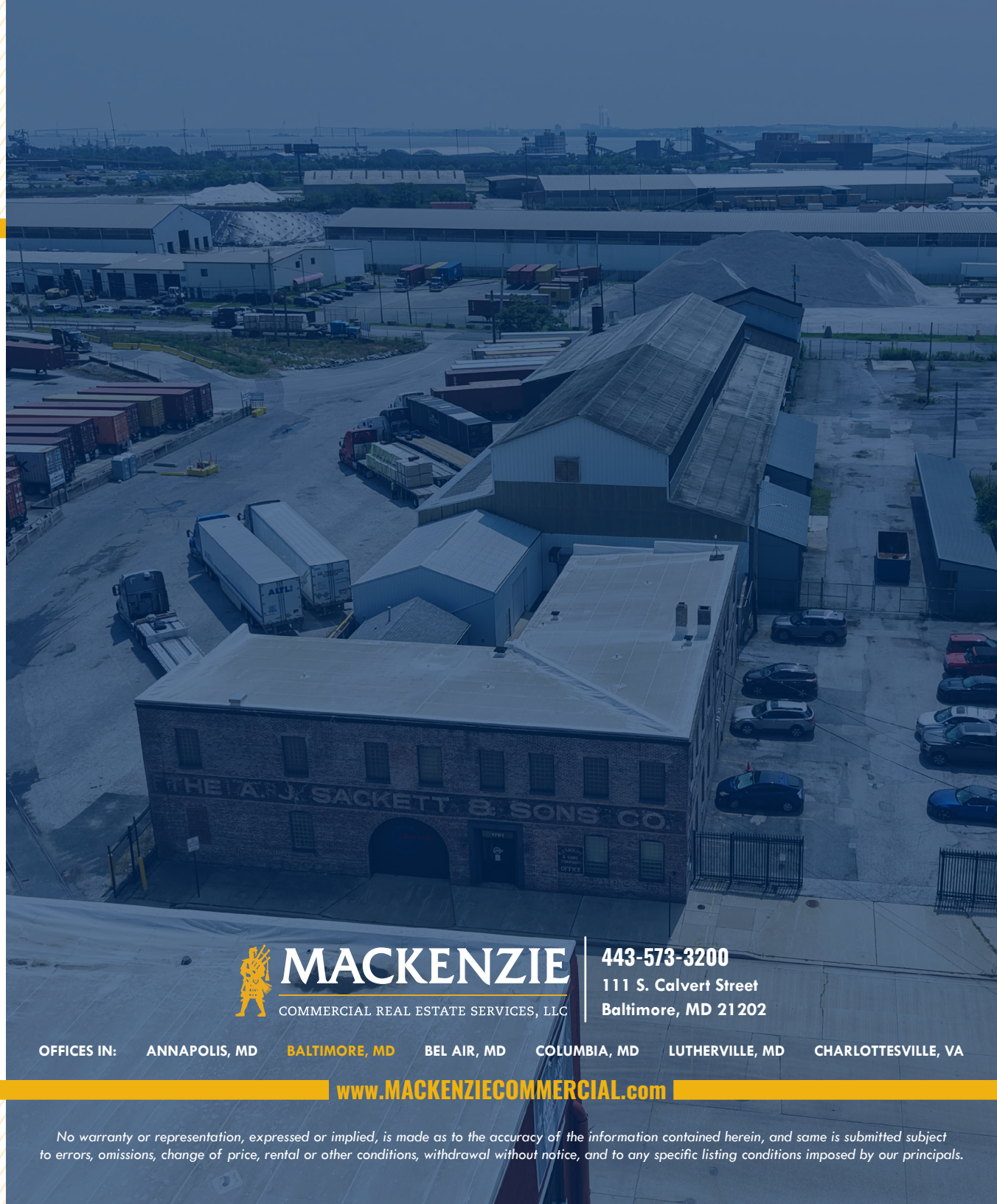
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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