



INDUSTRIAL WAREHOUSE BLDG.

3437 S. HANOVER STREET | BALTIMORE, MARYLAND 21225

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 9,000 SF $\pm$ warehouse on .21 acres $\pm$
- Three (3) at-grade drive-in doors
- Gas heat
- Fenced and secured yard
- Just minutes from I-895 and I-95, providing rapid transit across the Baltimore metropolitan area
- Well-suited for a functional mix of light industrial operations, warehouse storage, contractor headquarters, or service-commercial use

BUILDING SIZE:

9,000 SF $\pm$

LOT SIZE:

0.21 ACRES $\pm$

CLEAR HEIGHT:

14' $\pm$

DRIVE-INS:

3 (12' x 13')

POWER:

3-PHASE

ZONING:

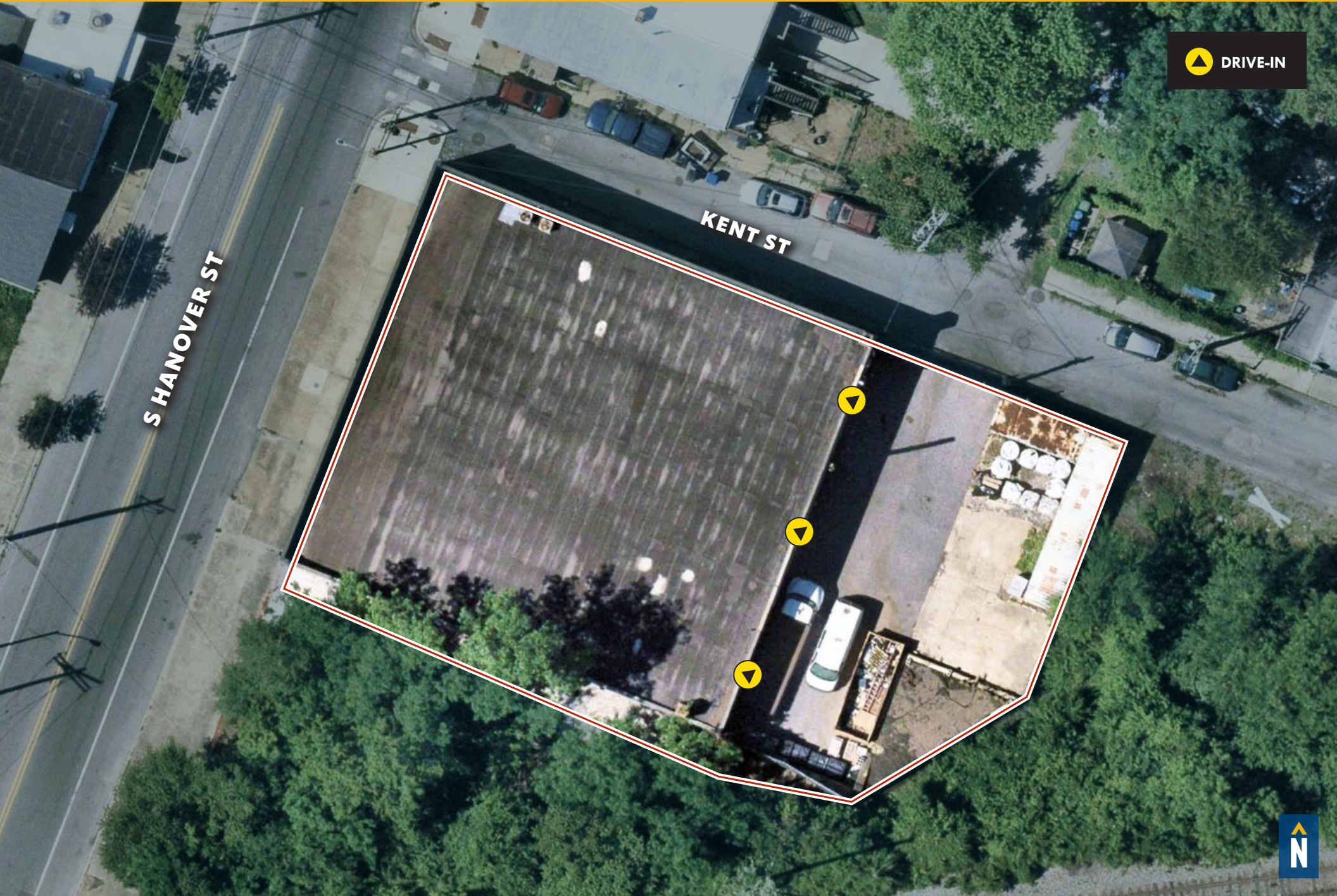
I-1 (LIGHT INDUSTRIAL DISTRICT)

SALE PRICE:

NEGOTIABLE



GOOGLE STREET VIEW

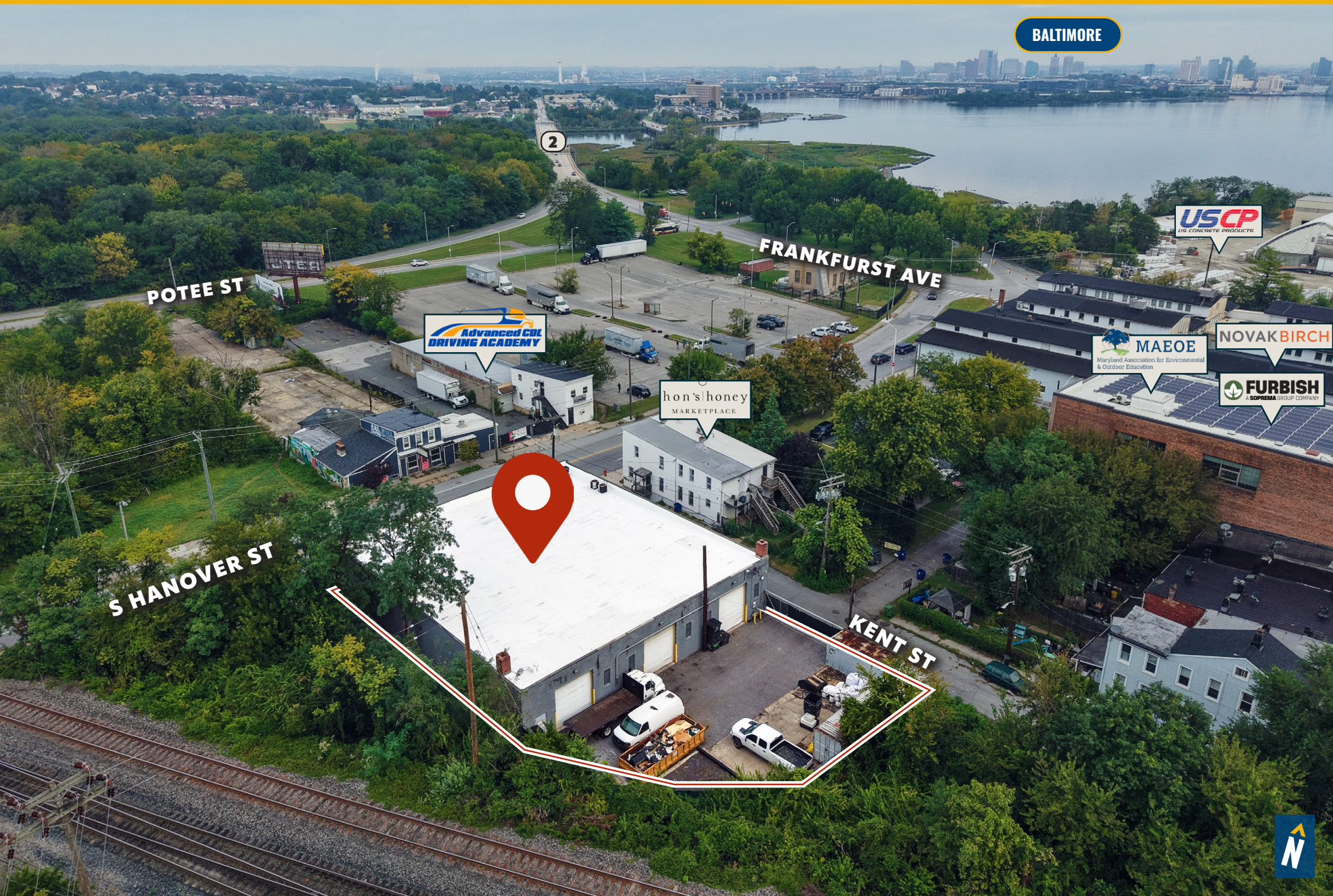


ADDITIONAL PHOTOS



LOCAL BIRDSEYE

BALTIMORE



POTEE ST

Advanced CDL
DRIVING ACADEMY

hon's honey
MARKETPLACE

FRANKFURST AVE

USCP
US CONCRETE PRODUCTS

MAEOE
Maryland Association for Environmental
& Outdoor Education

NOVAK BIRCH

FURBISH
A SOPREMA GROUP COMPANY

S HANOVER ST

KENT ST



REGIONAL ACCESS



DRIVING DISTANCE TO:

INTERSTATE 895
0.3 MILES
2 MIN. DRIVE

INTERSTATE 95
1.9 MILES
4 MIN. DRIVE

295
2.2 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
1.5 MILES
4 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

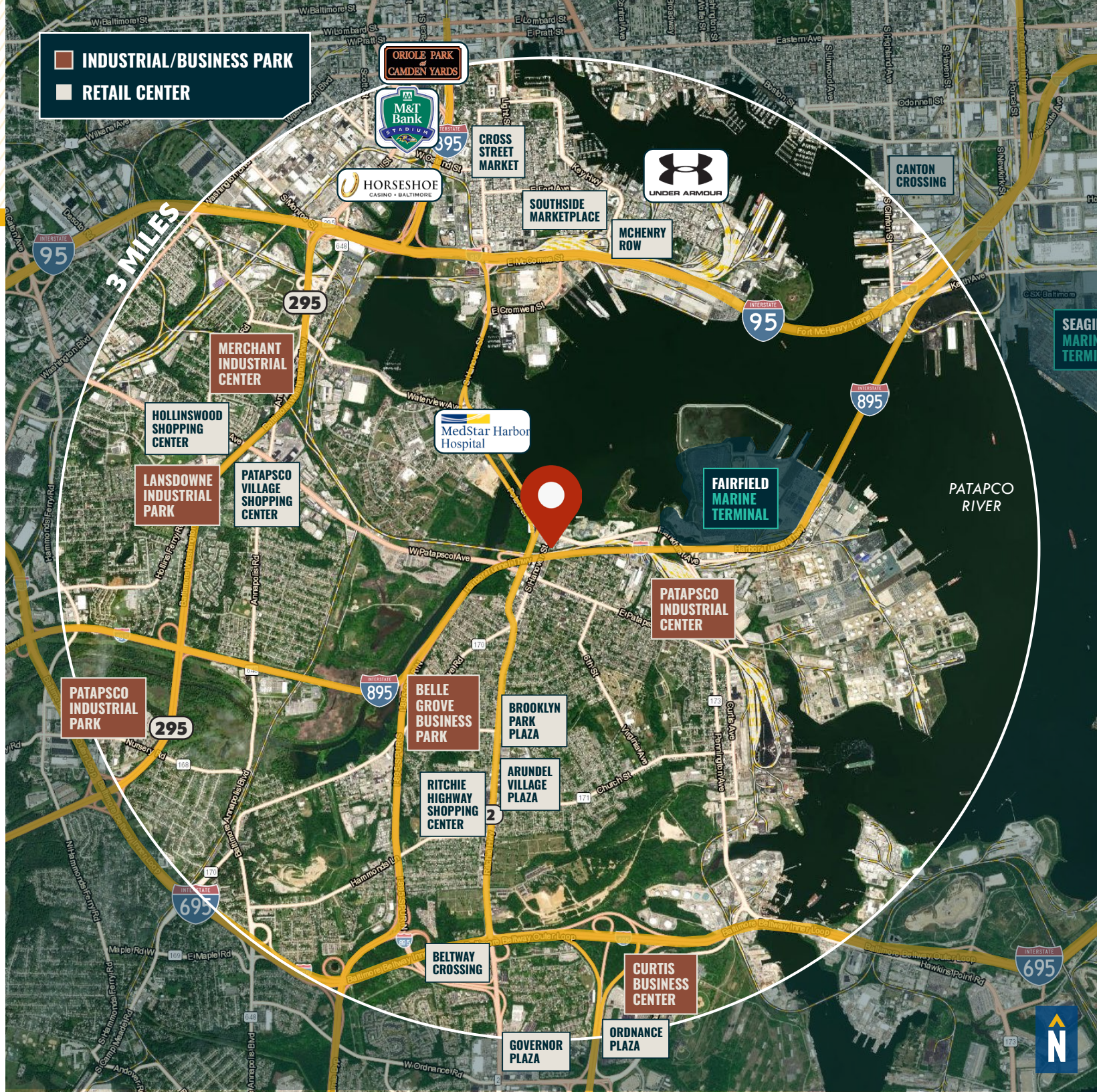
BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
5.6 MILES
12 MIN. DRIVE

BALTIMORE, MD
4.5 MILES
10 MIN.

WASHINGTON, DC
39.1 MILES
45 MIN.

PHILADELPHIA, PA
103.0 MILES
1 HR. 40 MIN.

RICHMOND, VA
148.0 MILES
2 HRS. 20 MIN.



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ALTON CURRY

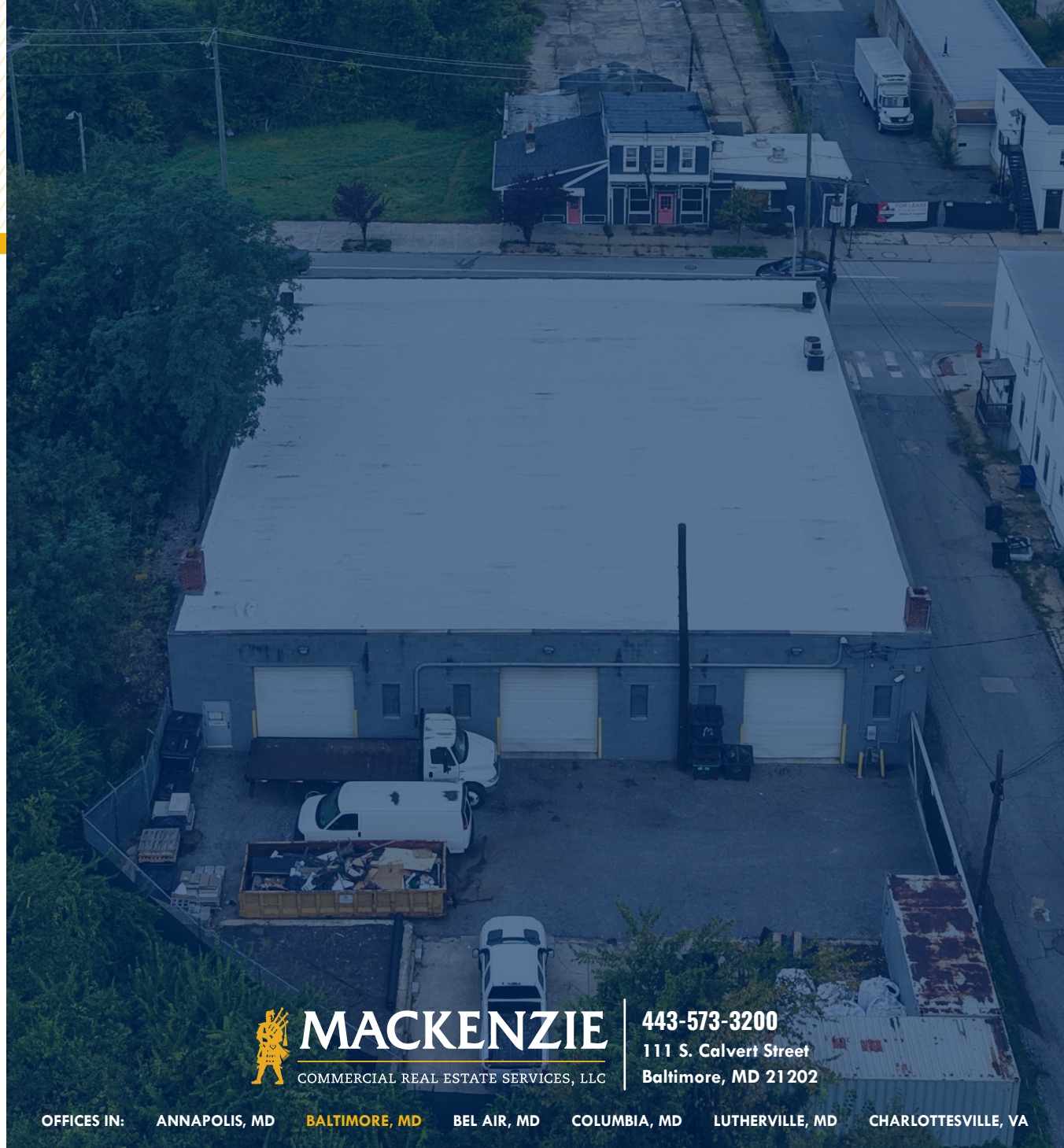
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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