



3700 PENNINGTON AVE

BALTIMORE, MARYLAND 21226

FOR
**LEASE/
SALE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Easy access to I-95, I-695 and The Port of Baltimore
- Close proximity to Downtown Baltimore
- 3 Phase heavy power
- 0.35 Acres of fenced-in outdoor storage
- 16' Clear Height
- 2 Drive-Ins, 14' w x 14' h
- Wet Sprinkler
- Overhead Cranes
- Warehouse Depth: 83"

AVAILABLE:

6,460 SF (1,140 SF OFFICE)

LOT SIZE:

0.35 ACRES OUTSIDE STORAGE

LOADING:

2 OVERSIZED DRIVE-INS

COLUMN SPACING:

21' x 24'

ZONING:

I-1

PRICE:

NEGOTIABLE



BIRDSEYE



TRADE AREA


DRIVING DISTANCE TO:

 4.0 MILES
10 MIN. DRIVE

 1.3 MILES
3 MIN. DRIVE

 2.9 MILES
7 MIN. DRIVE

 9.5 MILES
15 MIN. DRIVE

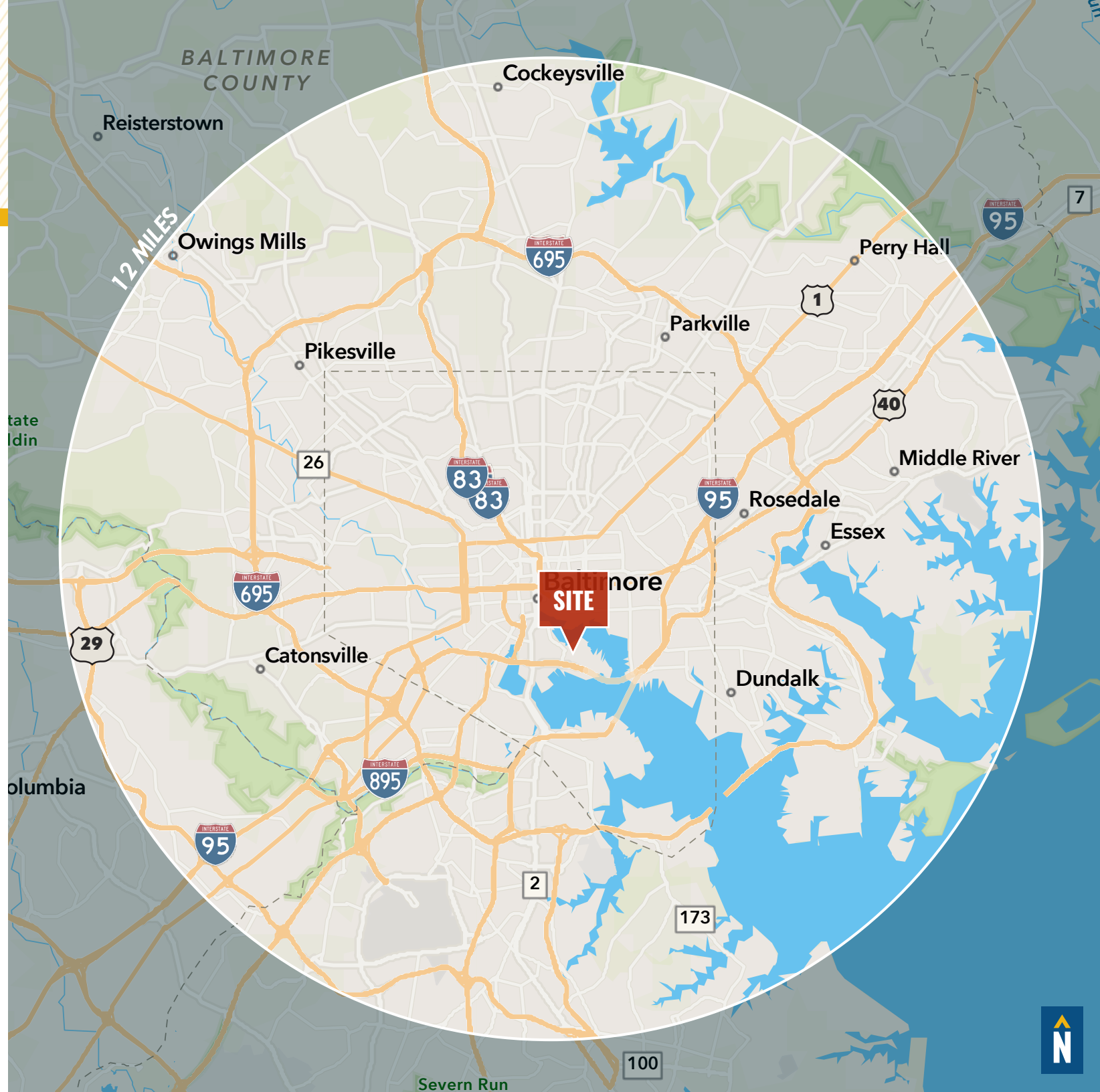
 6.5 MILES
18 MIN. DRIVE
(DUNDALK TERMINAL)

CURTIS BAY 1.0 MILES
3 MIN.

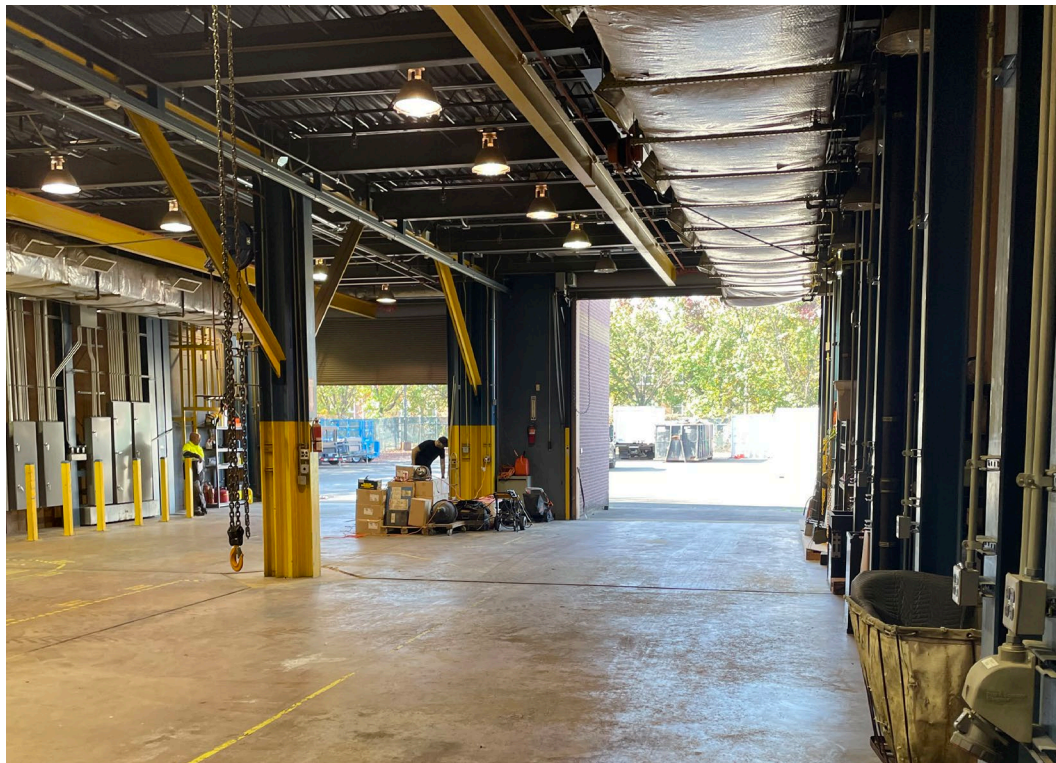
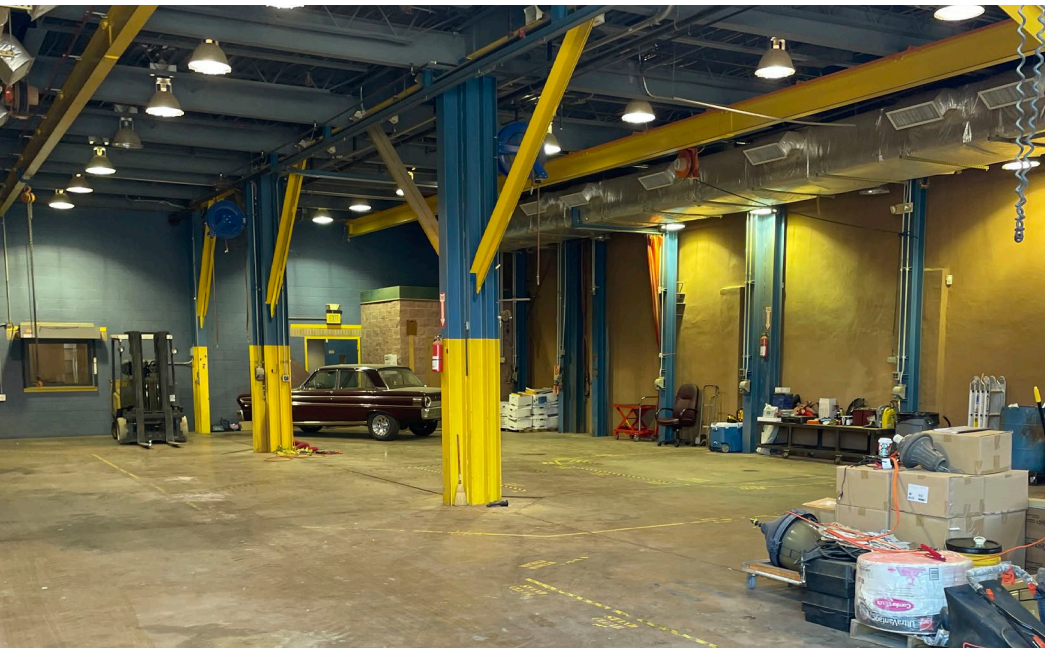
INNER HARBOR 6.3 MILES
19 MIN.

WASHINGTON, DC 40.7 MILES
1 HR. 8 MIN.

PHILADELPHIA, PA 104 MILES
1 HR. 50 MIN.



ADDITIONAL PHOTOS



FOR MORE INFO **CONTACT:**



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VICE PRESIDENT

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PATRICK SMITH, SIOR

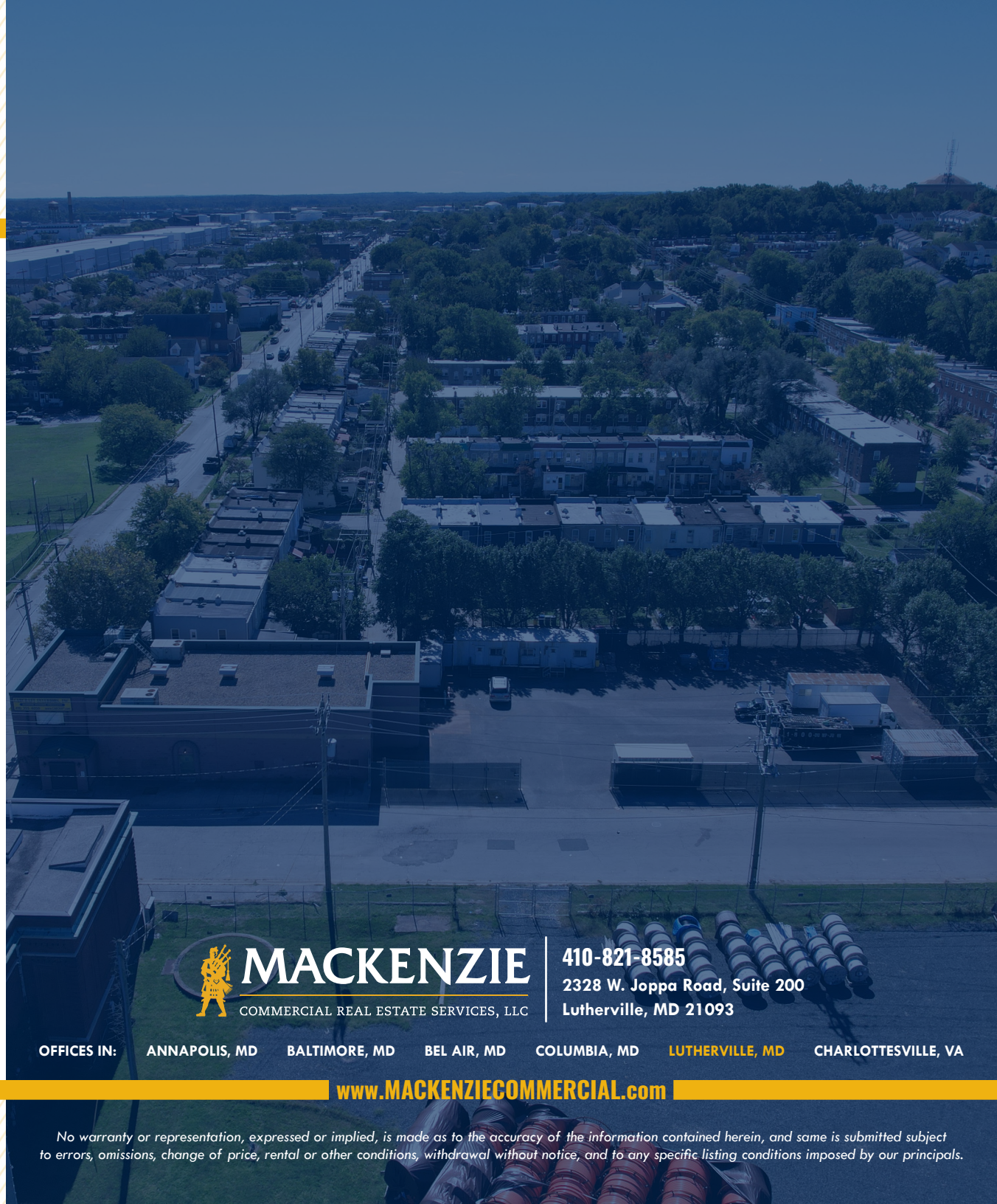
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

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