



FOR LEASE

SMALL BAY INDUSTRIAL WAREHOUSE

3970-3994 NORTH POINT ROAD | DUNDALK, MARYLAND 21222



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Dock and drive-in loading
- Immediate access to I-695 and easy access to I-95 and I-895
- Close proximity to the Port of Baltimore (Seagirt and Dundalk Terminals)



AVAILABLE:

SUITE 3976:	1,600 SF ± (AVAILABLE 3/1) 1 DOCK, 1 DRIVE-IN
SUITE 3978:	1,600 SF ± (AVAILABLE NOW) 1 DOCK
SUITE 3984:	1,600 SF ± (AVAILABLE 3/1) 1 DOCK, 1 DRIVE-IN
CLEAR HEIGHT:	10'-6" ±
POWER:	3-PHASE
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW

AERIAL

AVAILABLE

 **DRIVE-IN**

 **DOCK**



All Suites

Clear Height	10'-6" ±
Power	3-Phase
Heat	Oil

Suite 3976 1,600 SF ±

- 1 Dock (10' w x 8' h)
- 1 Drive-In (10' w x 10' h)
- Available March 1

Suite 3978 1,600 SF ±

- 1 Dock (10' w x 8'-6" h)
- 1 Drive-In (8' w x 8' h)
- 1 Bathroom
- LED lights
- Available now

Suite 3984 1,600 SF ±

- 105 SF ± office space
- 1 Dock (10' w x 8' h)
- 1 Drive-In (8' w x 8' h)
- Available March 1

LOCAL BIRDSEYE



DUNKIN'

Wawa

ROYAL FARMS

151

NORTH POINT BLVD

ExpressCare
URGENT CARE CENTERS

BURGER KING

McDonald's

NORTH POINT RD

INTERSTATE
695

INTERSTATE
695



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
0.9 MILES
3 MIN. DRIVE

INTERSTATE 95
4.4 MILES
7 MIN. DRIVE

INTERSTATE 895
5.3 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
5.3 MILES
14 MIN. DRIVE
(DUNDALK MARINE TERMINAL)
Henri Delich Bentley 1706

BWI
BALTIMORE-WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
18.3 MILES
20 MIN. DRIVE

BALTIMORE, MD
8.6 MILES
16 MIN.

WASHINGTON, DC
47.1 MILES
50 MIN.

PHILADELPHIA, PA
100.0 MILES
1 HR. 30 MIN.

RICHMOND, VA
157.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO **CONTACT:**



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