

# FOR SALE

 Baltimore, Maryland

# 4204 SHANNON DRIVE

BALTIMORE, MD 21213

## AVAILABLE

Building 1 : 22,600 sf ±

- 6,200 sf ± office
- 16,400 sf ± warehouse space

Building 2 : 6,700 sf ± warehouse

## ZONING

I-1

## OCCUPANCY

Immediate

## CEILING HEIGHT

17' clear ±

## LOADING

Building 1:

- 5 oversized drive-in doors
- 1 dock high door
- 1 van height door

Building 2:

- 3 oversized drive-in doors

## POWER

277/480 volt – Three Phase Service to both buildings

## HIGHLIGHTS

- » Fenced, paved and lit
- » LED upgraded lighting throughout both warehouses
- » Excellent highway access



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# LOCATION & DRIVE TIMES

4204 SHANNON DRIVE | BALTIMORE, MD 21213

