



WAREHOUSE BUILDING

4301 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR
**SALE/
LEASE**

**OWNER
WILL PAINT
BLDG. & PAVE
PROPERTY**

AS PART OF SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rarely available 36,000 SF ± industrial building with 1.94 acre ± lot
- Four (4) docks and two (2) drive-in doors
- New LED lighting throughout warehouse
- IMU-1 zoning allows for a wide variety of uses
- Excellent access to all points north and south via I-95 and I-895
- Owner will paint the exterior building and repave truck court as part of sale

BUILDING SIZE:	36,000 SF ±
LOT SIZE:	1.94 ACRES ±
CLEAR HEIGHT:	22'-23' ±
LOADING:	4 DOCKS, 2 DRIVE-INS
POWER:	3-PHASE 120/240V, 150A & 200A
SPRINKLER:	DRY
ZONING:	IMU-1 (INDUSTRIAL MIXED-USE DIST.)



CONCEPTUAL

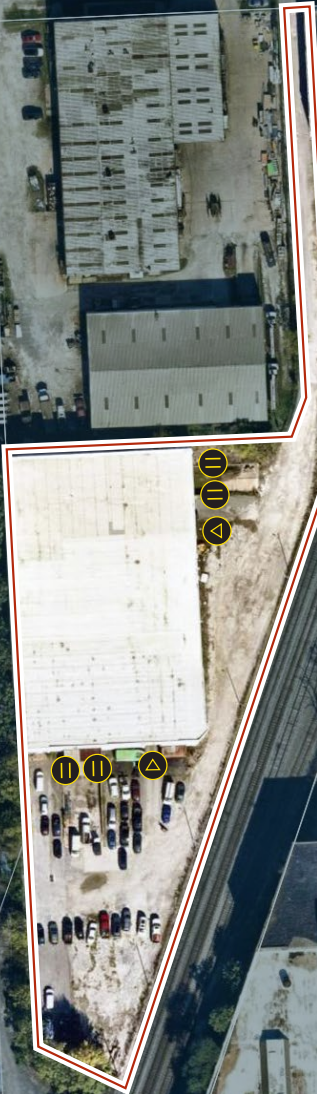


AERIAL

-  DRIVE-IN
-  DOCK

EASTERN AVE

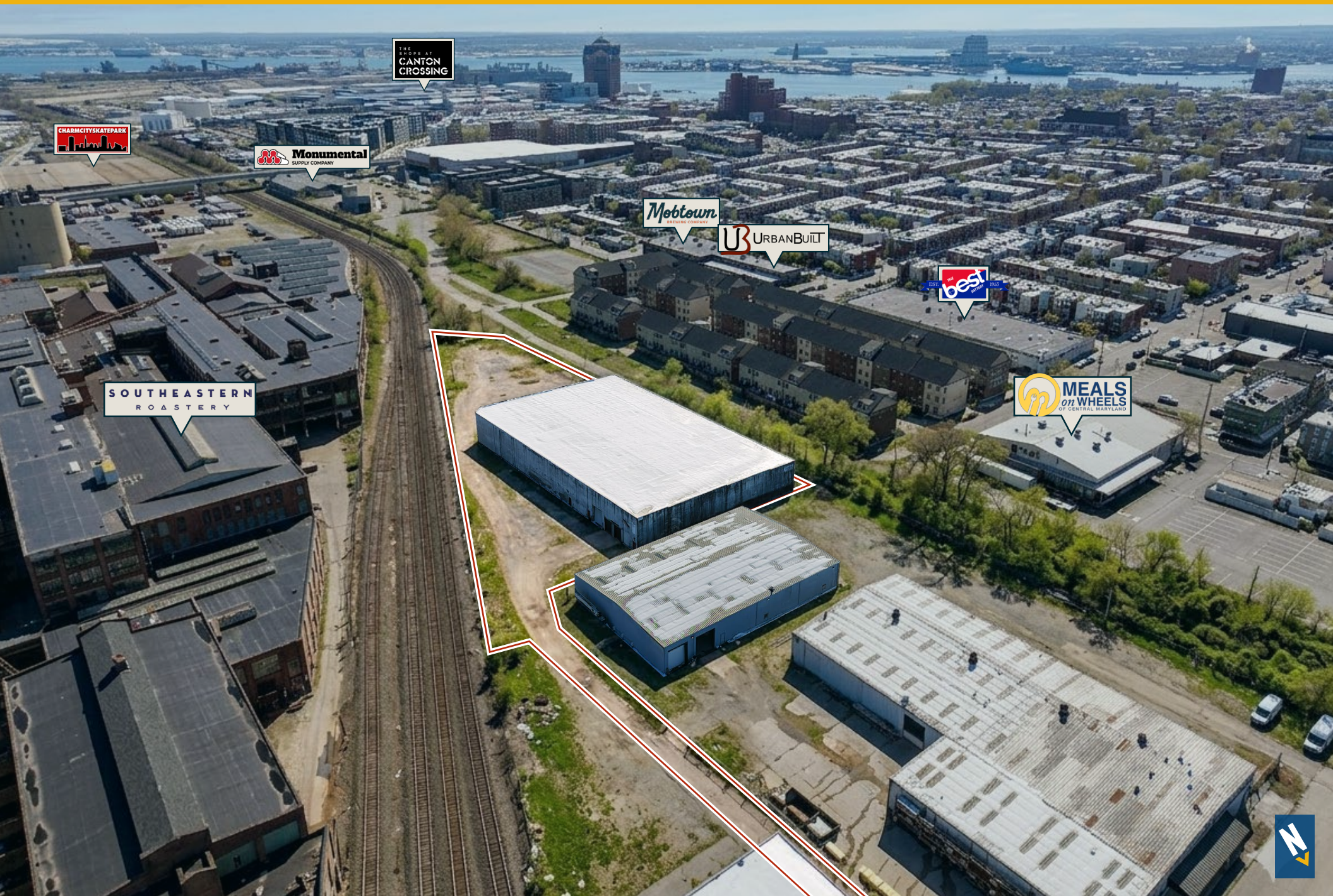
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 GOOGLE MAPS



LOCAL BIRDSEYE



THE SHOPS AT
CANTON
CROSSING

CHARMCITYSKATEPARK

Monumental
SUPPLY COMPANY

Mobtown
BREWING COMPANY

URBANBUILT

EST. 1985
loca
PIZZA

SOUTHEASTERN
ROASTERY

MEALS
on WHEELS
OF CENTRAL MARYLAND



TRADE AREA

DRIVING DISTANCE TO:

40 0.8 MILES
4 MIN. DRIVE

INTERSTATE 895 0.9 MILES
4 MIN. DRIVE

INTERSTATE 95 1.7 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
3.1 MILES
12 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

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

BALTIMORE, MD 3.7 MILES
12 MIN.

WASHINGTON, DC 42.4 MILES
50 MIN.

PHILADELPHIA, PA 98.6 MILES
1 HR. 30 MIN.

RICHMOND, VA 152.0 MILES
2 HRS. 20 MIN.



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