



WAREHOUSE WITH OFFICE SPACE

6424 FRANKFORD AVENUE | BALTIMORE, MARYLAND 21206

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

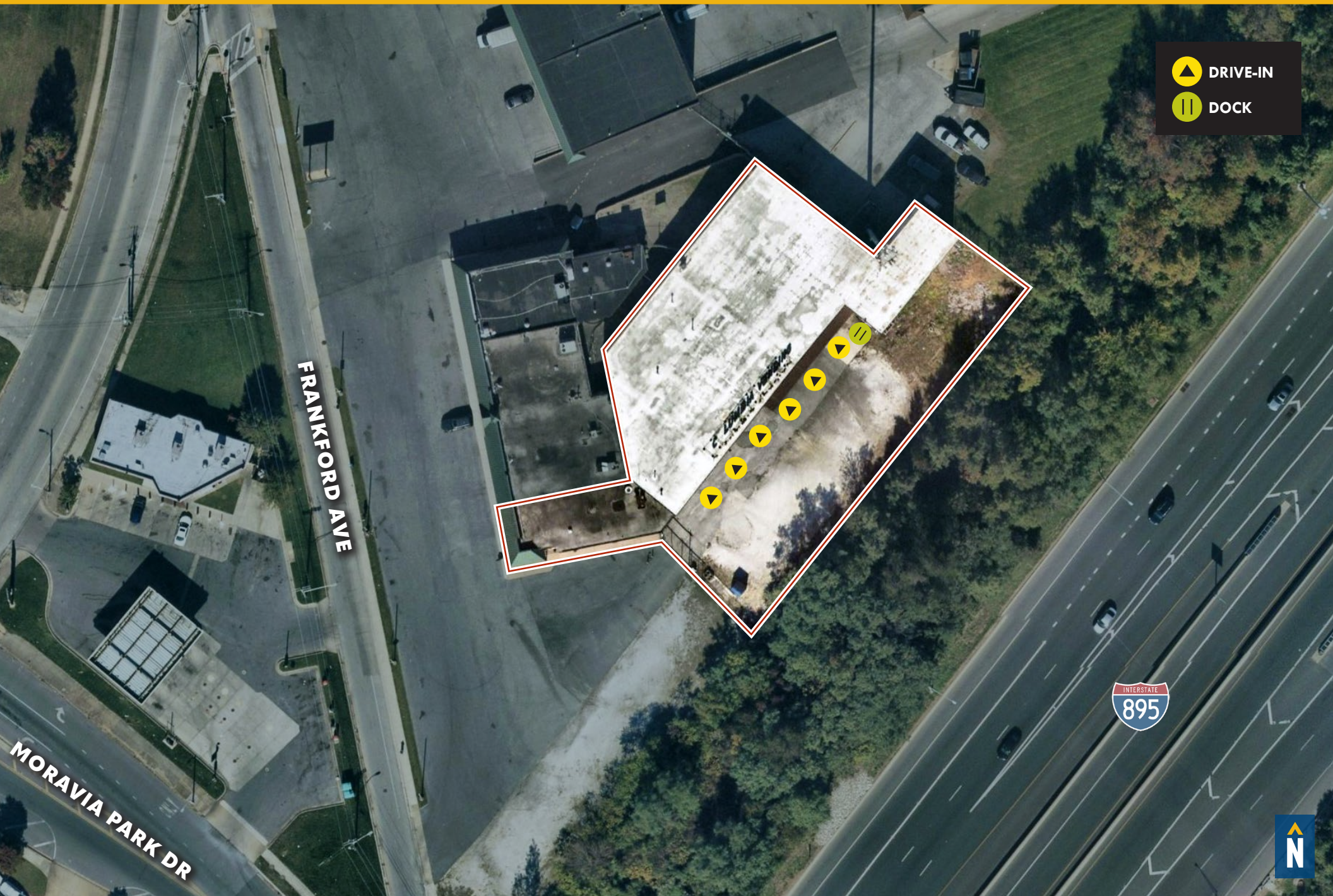
HIGHLIGHTS:

- 24,426 SF \pm warehouse/office space (2 levels)
- Secure, well-lit and fully fenced outdoor storage area
- 6 oversized drive-in doors with interior loading
 - » 14' w x 16' h x 3
 - » 12' w x 19' h x 3
- 1 exterior dock door with recessed loading
- Gas heat
- 3-phase power
- Quick and easy access to I-95, I-895 and Rt. 40
- Located in an Enterprise Zone
- Multi-tenanted property with updated security



AVAILABLE:	24,426 SF \pm
IOS:	FENCED/SECURED TRUCK PARKING
CLEAR HEIGHT:	14'-5" \pm
DOCKS:	1
DRIVE-INS:	6 (OVERSIZED, W/ INTERIOR LOADING)
ZONING:	C-3 (GENERAL COMMERCIAL DIST.)

AERIAL



- DRIVE-IN
- DOCK



8,400 SF ±
LOWER LEVEL

9,800 SF ±
WAREHOUSE

2,500 SF ±
OFFICE

3,726 SF ±
INTERIOR LOADING

138' ±

165' ±

139' ±

50' ±

27' ±

27'-5" ±

24' ±

61' ±

DRIVE-IN X6

DOCK

DRIVE-IN

ADDITIONAL PHOTOS



LOCAL BIRDSEYE



Giant
Popeyes
Checkers
Roses
BOLIS

ExtraSpace
Storage

AUTOPART
INTERNATIONAL

TECKWRAP
USA

BGD

MILL SUPPLY CO.

Daniel
Hart

Emjay Global

ATLANTIC
ENVIRONMENTAL
SOLUTIONS

VICTOR
AIR CAR

MOS
Interior D

PRIMARY ELECTRIC
SUPPLY

GOODYEAR

SITE

MORAVIA PARK DR

FRANKFORD AVE

INTERSTATE
895



TRADE AREA

DRIVING DISTANCE TO:

40 0.8 MILES
3 MIN. DRIVE

INTERSTATE 895 1.0 MILES
4 MIN. DRIVE

INTERSTATE 95 1.8 MILES
5 MIN. DRIVE

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

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
Thurgood Marshall
AIRPORT
15.3 MILES
20 MIN. DRIVE

BALTIMORE, MD 5.3 MILES
12 MIN.

WASHINGTON, DC 44.0 MILES
50 MIN.

PHILADELPHIA, PA 97.2 MILES
1 HR. 30 MIN.

RICHMOND, VA 153.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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