



7605 ENERGY PKWY

BALTIMORE, MARYLAND 21226

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,000 +/- SF of office space
- 1 oversized drive-in door (with the ability to add more or convert to dock loading)
- Separately fenced and secured yard space
- Wet Sprinkler
- Ample parking
- Great location with strong co-tenancy
- Total Opex: \$2.46/SF

AVAILABLE:

13,050 SF ±

POWER:

3 PHASE

CEILING HEIGHT:

20'

CRANES:

(2) 5 TON CRANES
(1) 2.5 TON CRANE

LOADING:

(1) DRIVE-IN (16' X 14')

SITE SIZE:

1.58 ACRES

ZONING:

W-2

RENTAL RATE:

CALL FOR INFO

SALE PRICE:

UNPRICED



GOOGLE STREET VIEW

POTENTIAL DOCKING SOLUTION

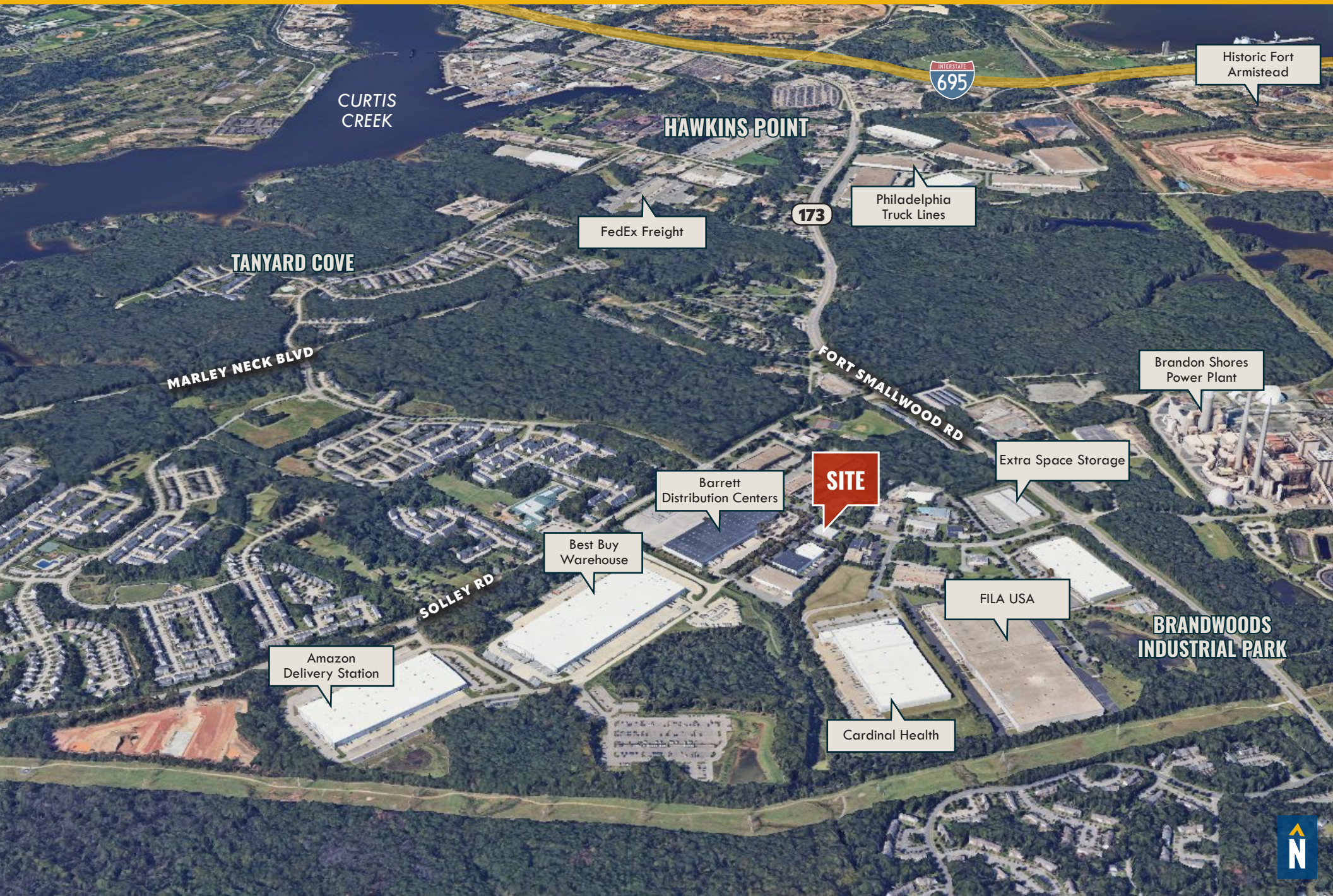
Landlord willing to include
Scissor Dock Lift



POTENTIAL EXPANSION



LOCAL BIRDSEYE



CURTIS CREEK

HAWKINS POINT

INTERSTATE
695

Historic Fort
Armistead

FedEx Freight

173

Philadelphia
Truck Lines

TANYARD COVE

MARLEY NECK BLVD

FORT SMALLWOOD RD

Brandon Shores
Power Plant

Extra Space Storage

SITE

Barrett
Distribution Centers

Best Buy
Warehouse

Amazon
Delivery Station

SOLLEY RD

FILA USA

BRANDWOODS
INDUSTRIAL PARK

Cardinal Health



TRADE AREA

DRIVING DISTANCE TO:

 11.7 MILES
16 MIN. DRIVE

 9.5 MILES
14 MIN. DRIVE

 3.2 MILES
7 MIN. DRIVE

 12.8 MILES
18 MIN. DRIVE

 11.7 MILES
26 MIN. DRIVE
(DUNDALK TERMINAL)

SPARROWS POINT 17 MILES
36 MIN.

INNER HARBOR 14.2 MILES
26 MIN.

WASHINGTON, DC 40.7 MILES
1 HR. 8 MIN.

PHILADELPHIA, PA 104 MILES
1 HR. 50 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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