



FOR **LEASE**

# WAREHOUSE BUILDING W/ OUTDOOR STORAGE

7675 CANTON CENTER DRIVE | BALTIMORE, MARYLAND 21224

**RENOVATIONS  
RECENTLY  
COMPLETED!**



**CLICK** FOR DRONE/WALK-THRU VIDEO



**CATALYST**  
INVESTMENT PARTNERS



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 18,932 SF  $\pm$  warehouse building
  - » Includes 6,500 SF  $\pm$  of office space on 2 floors
  - » New roof complete
  - » Warehouse circulation improvement by recent interior demo
  - » Interior renovation (new paint and carpet in office space)
  - » LED lighting (office and warehouse)
- Abundant on-site parking
- 22 vehicle charging outlets inside fenced area
- Easy access to I-95, I-695, I-895, Port of Baltimore

BUILDING SIZE:

18,932 SF  $\pm$

LOT SIZE:

2.24 ACRES  $\pm$  (1.70 AC  $\pm$  FENCED)

CLEAR HEIGHT:

16'  $\pm$

LOADING:

7 DRIVE-INS

POWER:

1,000 AMPS  
W/ CUMMINS BACK UP GENERATOR

PARKING:

127 SPACES  $\pm$   
(50 INSIDE FENCED AREA)

ZONING:

MH IM (MANUFACTURING, HEAVY)  
[INDUSTRIAL, MAJOR DISTRICT]





# AERIAL / PARCEL OUTLINE



[CLICK](#) FOR DRONE/WALK-THRU VIDEO

DRIVE-IN

CANTON CENTER DR

BALTIMORE ST

276' ±

360' ±

344' ±

268' ±

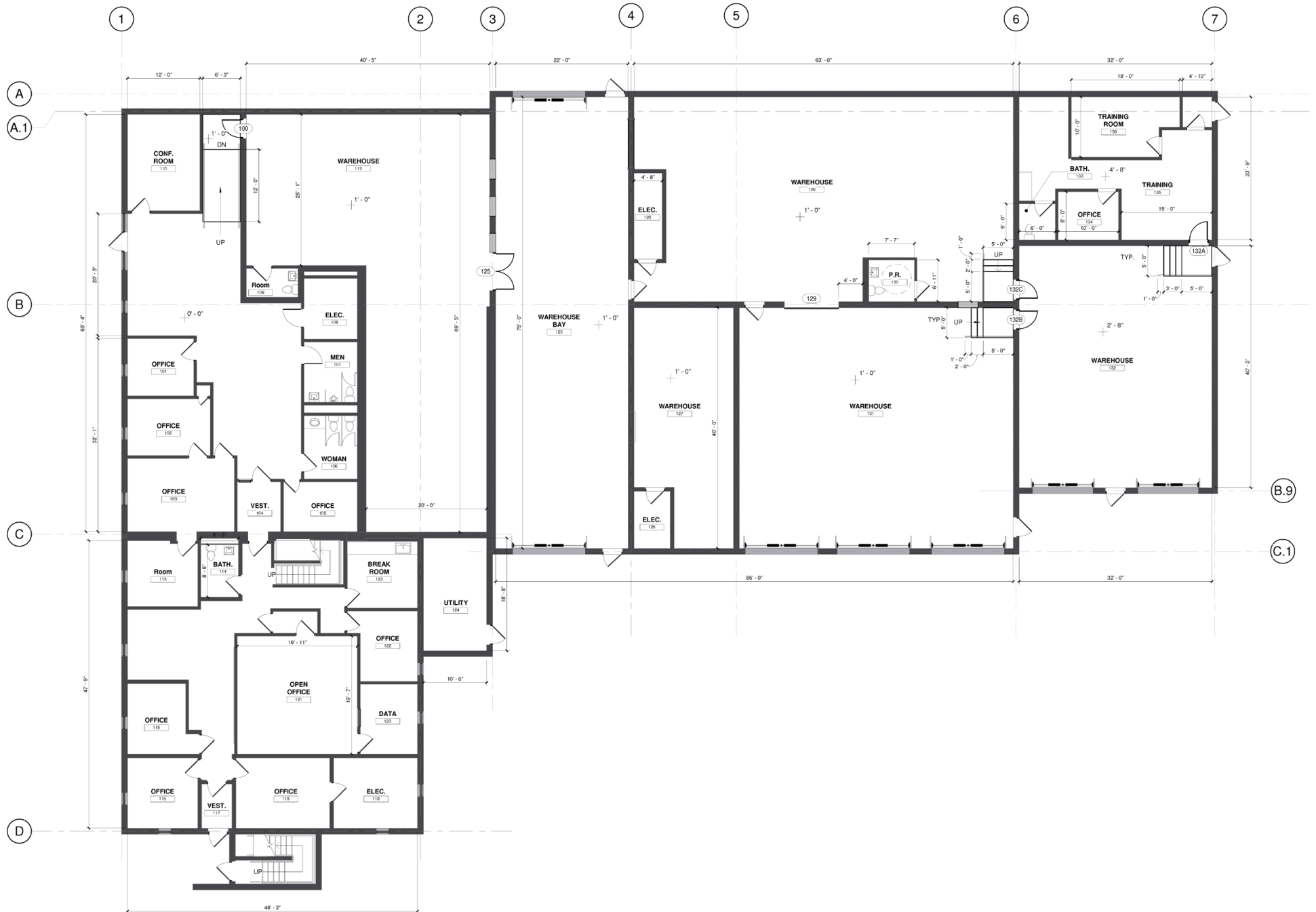


GOOGLE STREET VIEW





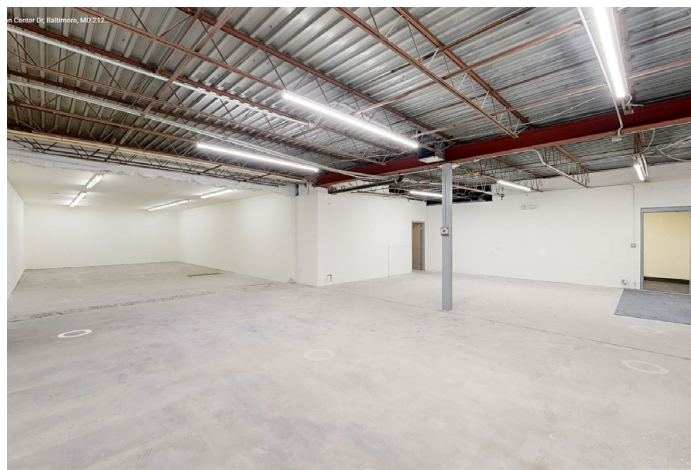
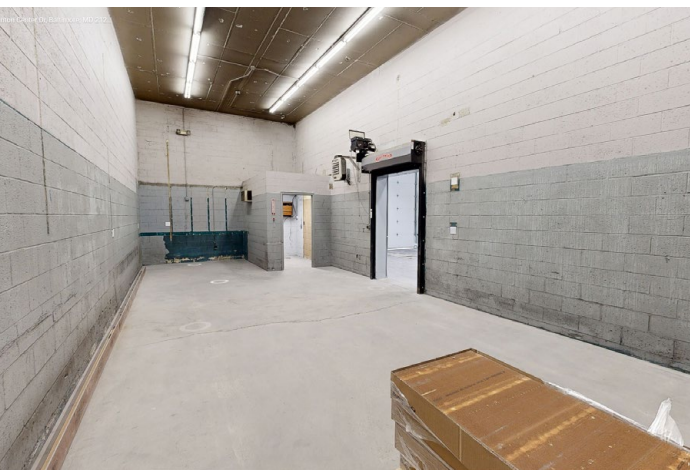
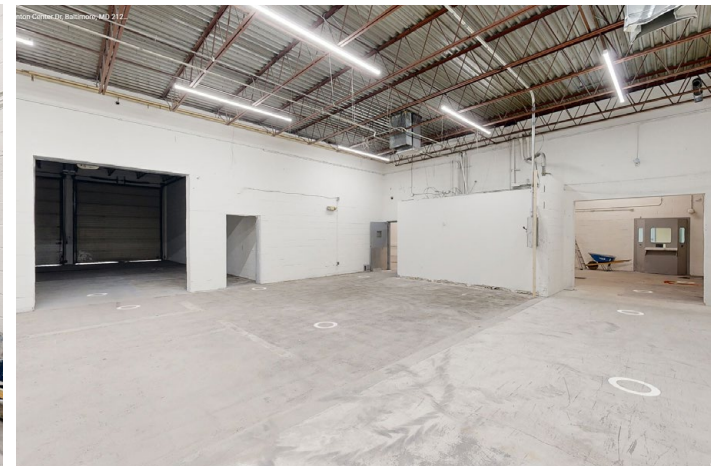
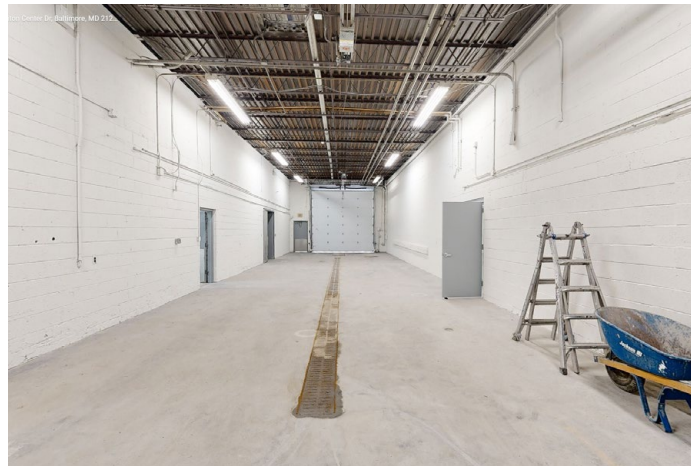
# FLOOR PLAN: NEW WORK





# INTERIOR PHOTOS

CLICK HERE FOR **VIRTUAL TOUR**





# LOCAL BIRDSEYE





# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 95**  
1.4 MILES  
4 MIN. DRIVE

**INTERSTATE 695**  
1.5 MILES  
4 MIN. DRIVE

**INTERSTATE 895**  
2.3 MILES  
5 MIN. DRIVE

**PORT OF BALTIMORE**  
5.3 MILES  
11 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL  
THURGOOD MARSHALL AIRPORT  
15.3 MILES  
18 MIN. DRIVE

**BALTIMORE, MD**  
5.8 MILES  
18 MIN.

**WASHINGTON, DC**  
45.9 MILES  
1 HR. 9 MIN.

**PHILADELPHIA, PA**  
98.8 MILES  
1 HR. 50 MIN.

**RICHMOND, VA**  
160.0 MILES  
3 HRS. 15 MIN.





# FOR MORE INFO CONTACT:

**ANDREW MEEDER, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

**410.494.4881**

**AMEEDER@mackenziecommercial.com**

**MATTHEW CURRAN, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

**443.573.3203**

**MCURRAN@mackenziecommercial.com**

**DANIEL HUDAK, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

**443.573.3205**

**DHUDAK@mackenziecommercial.com**

**KETCH SECOR**

SENIOR VICE PRESIDENT

**410.409.0990**

**KSECOR@mackenziecommercial.com**

**ALTON CURRY**

REAL ESTATE ADVISOR

**443.841.9780**

**ACURRY@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



## MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

**443-573-3200**

**111 S. Calvert Street  
Baltimore, MD 21202**

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

**www.MACKENZIECOMMERCIAL.com**

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