

SALE/LEASE

Baltimore City, Maryland



700-708 E MONUMENT STREET

BALTIMORE, MARYLAND 21202



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AVAILABLE

50,888 SF (2 Stories)

LOT SIZE

1.53 Acres, 66,645 sf

ZONING

IMU-1 (Industrial Mixed Use)

LOADING

4 Loading Docks
1 drive-in

HIGHLIGHTS

- ▶ 20' Ceiling Height
- ▶ 1.53 AC Fenced
- ▶ Located in an Enterprise Zone and HUB Zone
- ▶ 4 Loading Docks & 1 Drive In
- ▶ 3,060 SF standalone warehouse with 1 oversized drive-in
- ▶ Easy access to I-83 and Baltimore CBD
- ▶ Redevelopment Opportunity



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SITE PLAN

700-708 E MONUMENT STREET | BALTIMORE, MARYLAND 21202



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BIRDSEYE

700-708 E MONUMENT STREET | BALTIMORE, MARYLAND 21202



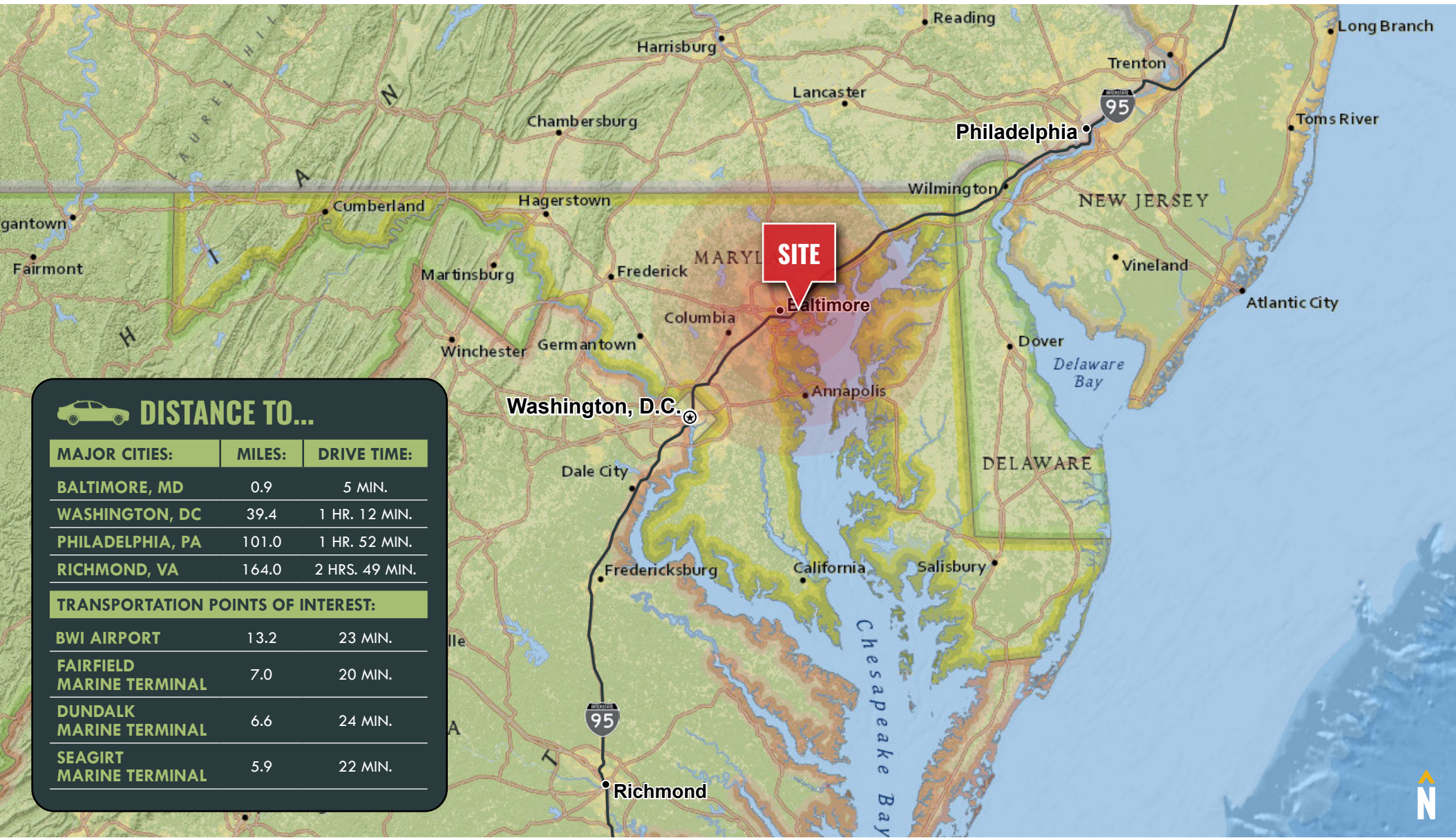
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LOCATION

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DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	0.9	5 MIN.
WASHINGTON, DC	39.4	1 HR. 12 MIN.
PHILADELPHIA, PA	101.0	1 HR. 52 MIN.
RICHMOND, VA	164.0	2 HRS. 49 MIN.
TRANSPORTATION POINTS OF INTEREST:		
BWI AIRPORT	13.2	23 MIN.
FAIRFIELD MARINE TERMINAL	7.0	20 MIN.
DUNDALK MARINE TERMINAL	6.6	24 MIN.
SEAGIRT MARINE TERMINAL	5.9	22 MIN.



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