

FOR LEASE

 Baltimore City, Maryland

RENOVATIONS
UNDERWAY!

EASTERN BUSINESS CENTER

EASTERN BUSINESS CENTER

6801 EASTERN AVENUE | BALTIMORE, MD 21224

FOR LEASE



Baltimore City, Maryland

EASTERN BUSINESS CENTER

6801 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

AVAILABLE

- ▶ 363 sf ± (Office)
- ▶ 1,069 sf ± (Office)
- ▶ 2,868 sf ± (Warehouse)
(1 loading dock)

ZONING

I-2 (General Industrial)

HIGHLIGHTS

- ▶ Abundant on-site parking and outdoor area
- ▶ Situated on the Baltimore City/County line
- ▶ Unparalleled access to I-95, I-695 and Downtown Baltimore
- ▶ 1 mile from Johns Hopkins Bayview Medical Center
- ▶ Close proximity to numerous retail and amenities, like The Home Depot, Wawa, Dunkin' and the new Yard 56 (Streets Market, Chipotle and more!)
- ▶ Renovations coming soon!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

Andrew Meeder, SIOR | Senior Vice President & Principal

☎ 410.494.4881

✉ ameeder@mackenziecommercial.com

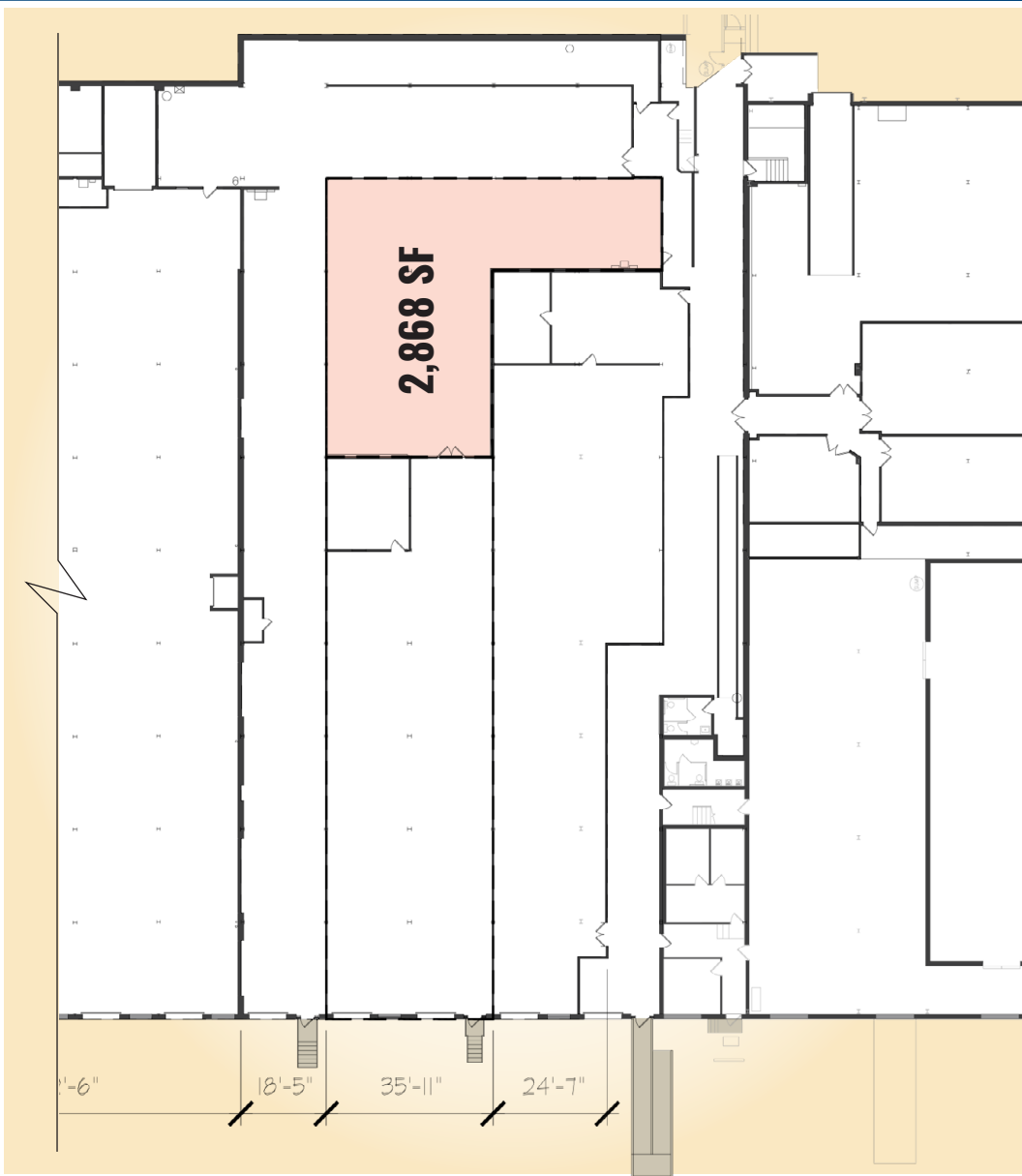
Mackenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

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2,868 SF WAREHOUSE SPACE

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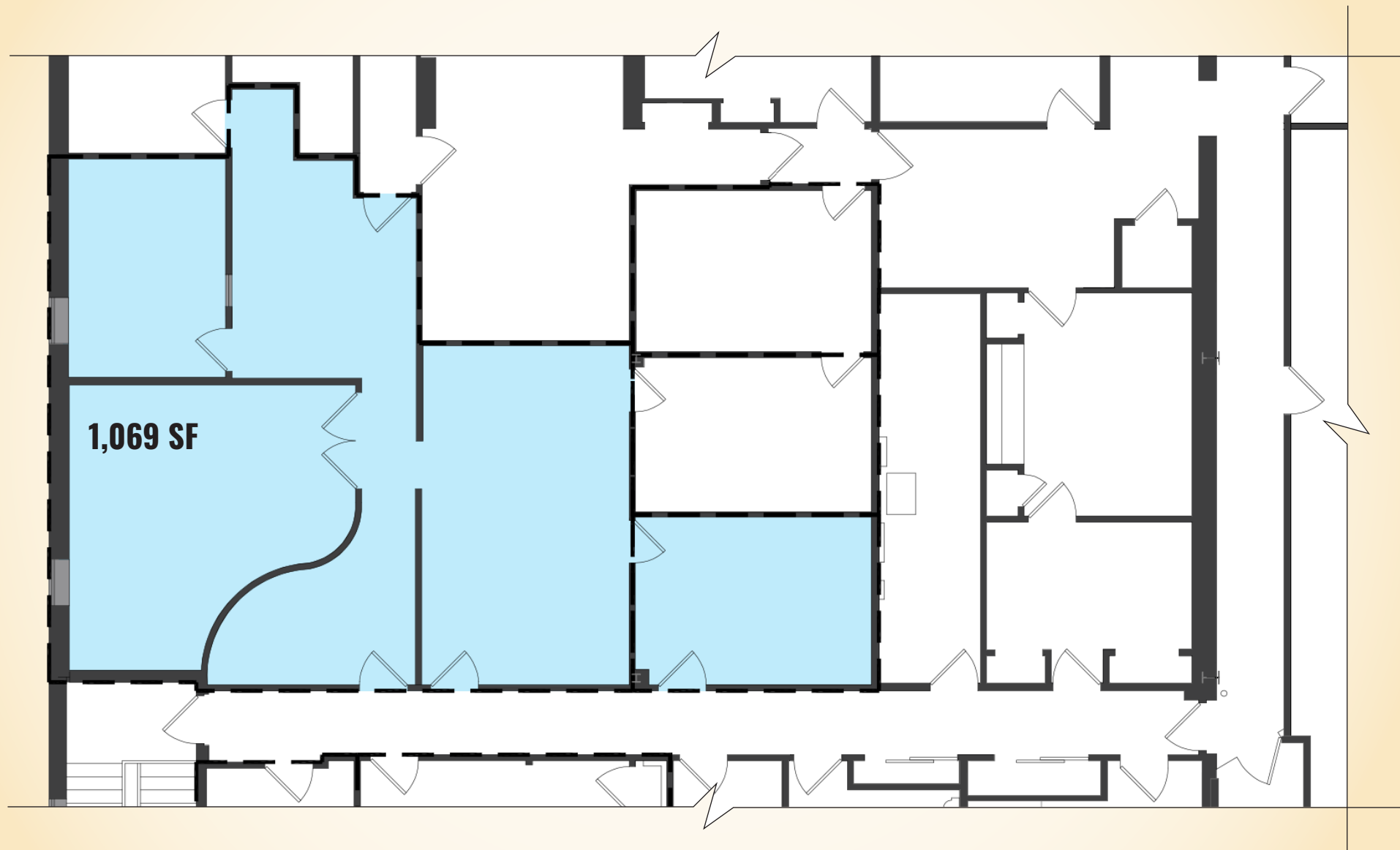


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1,069 SF OFFICE SPACE

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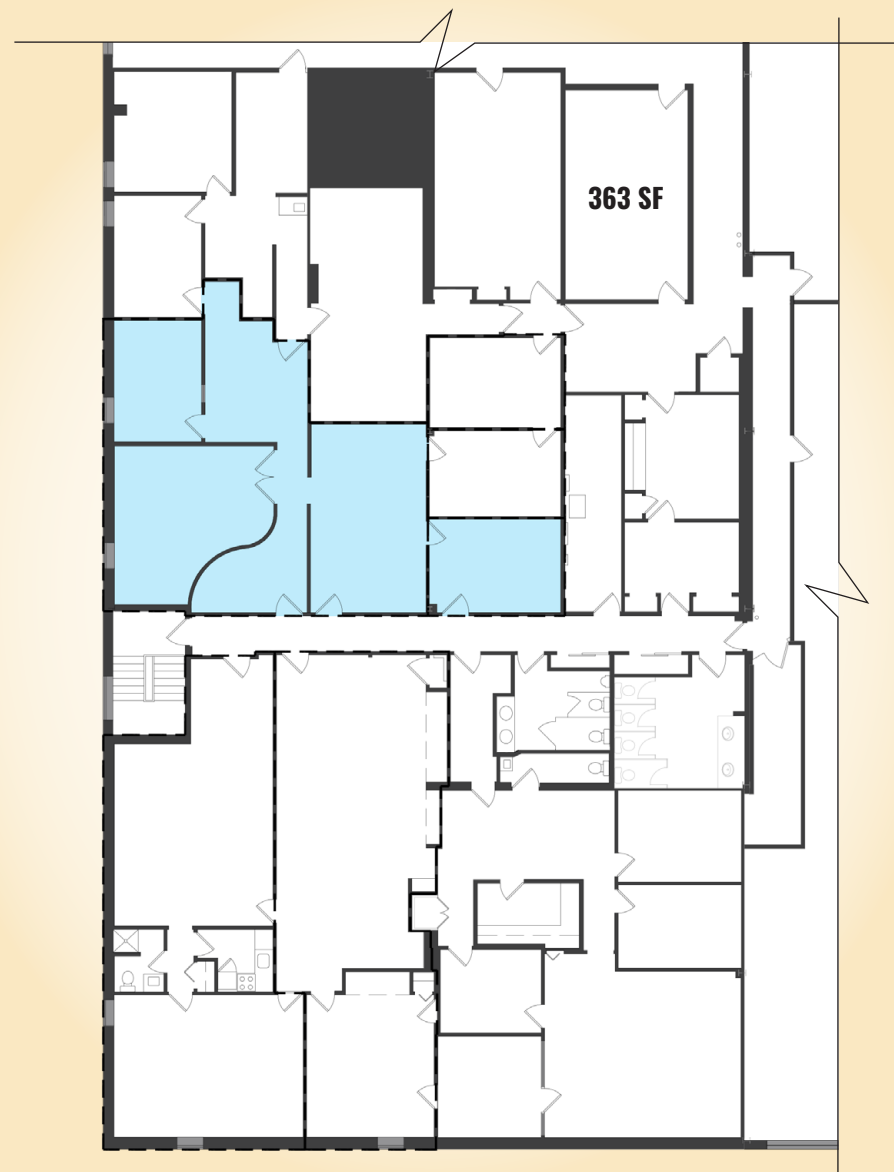


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363 SF OFFICE SPACE

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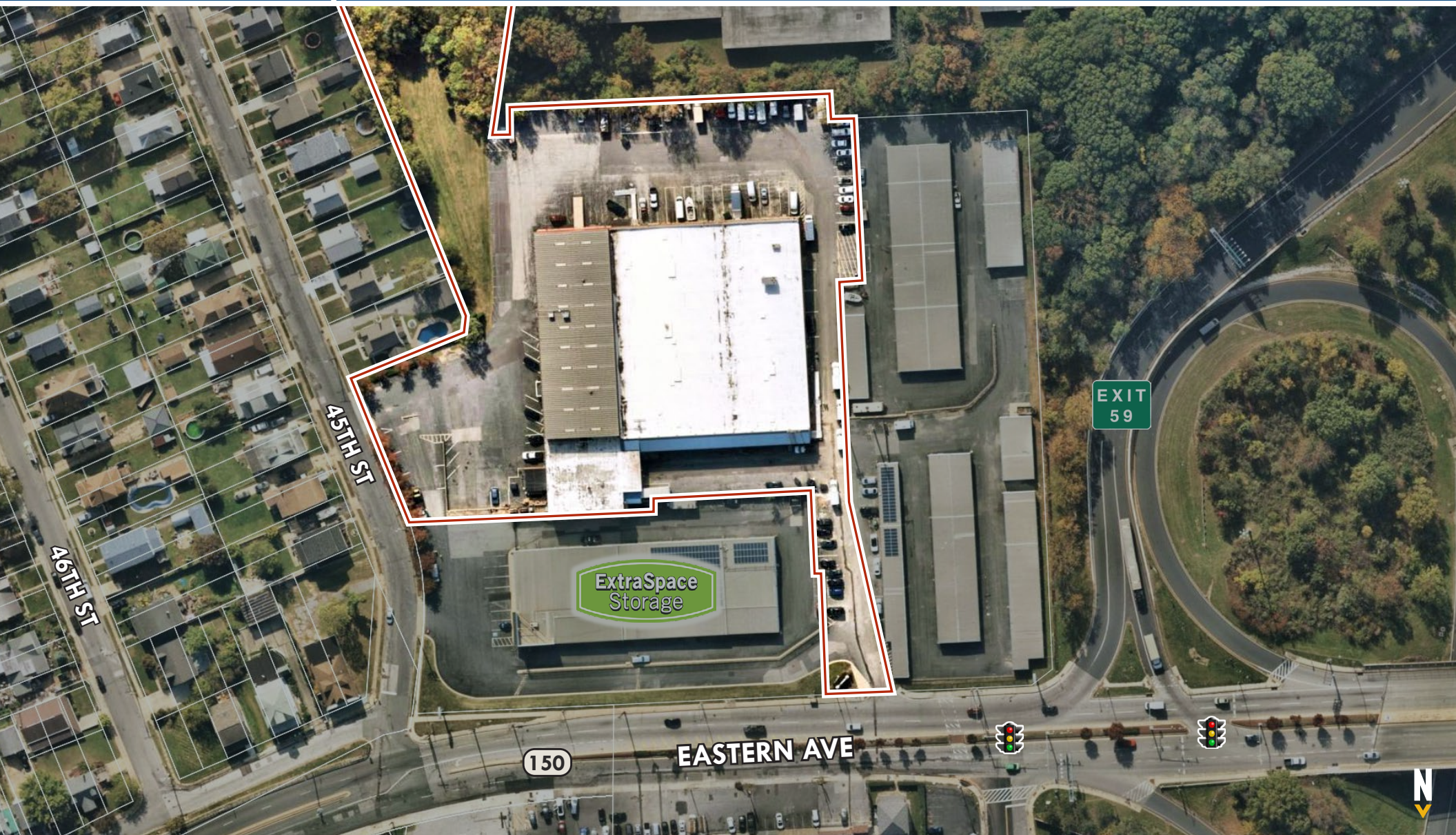


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AERIAL

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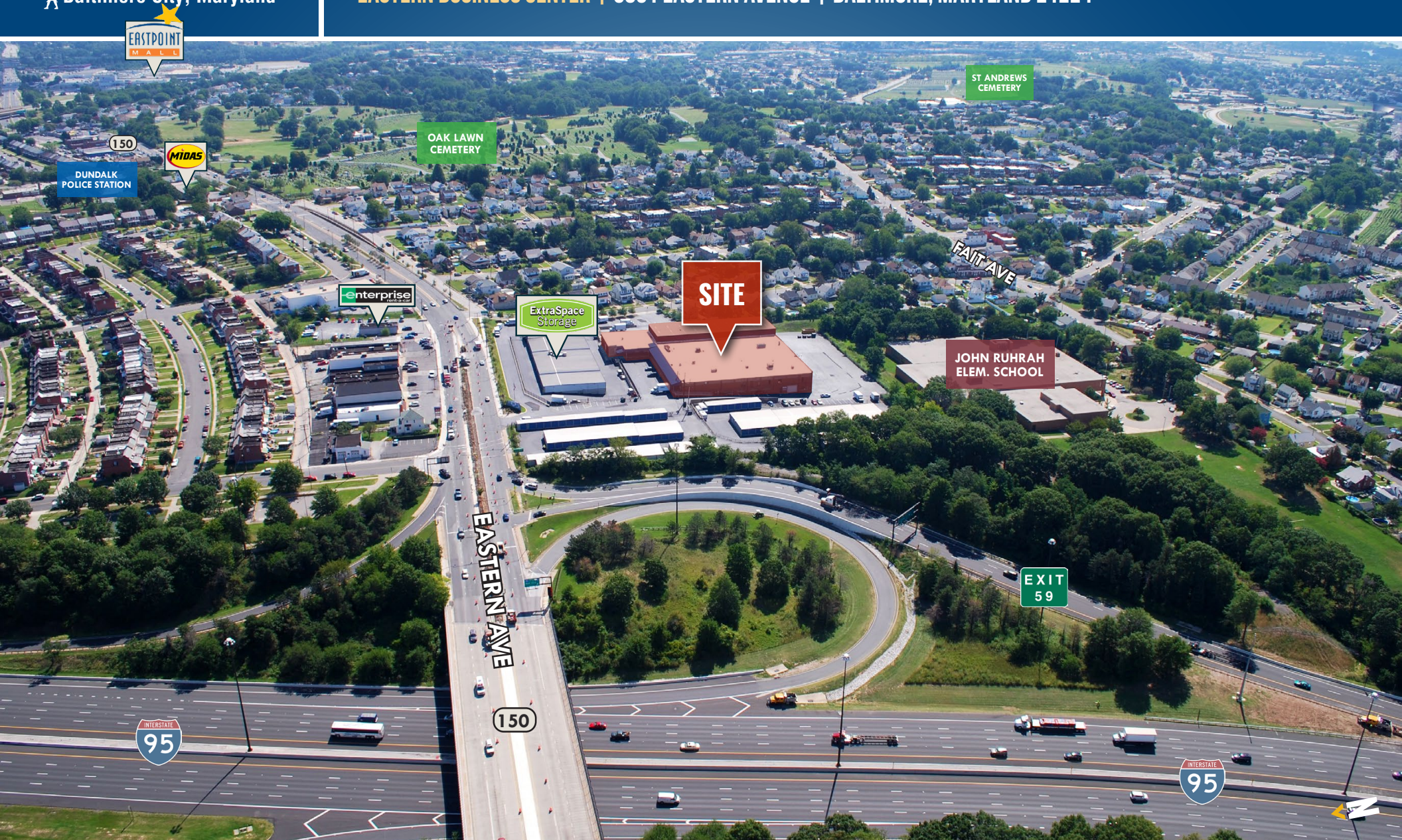


FOR LEASE

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BIRDSEYE

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FOR LEASE



Baltimore City, Maryland

INDUSTRIAL TRADE AREA

EASTERN BUSINESS CENTER | 6801 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

JOHNS HOPKINS BAYVIEW MEDICAL CENTER

Founded in 1773, the Johns Hopkins Bayview Medical Center is one of the oldest, continuous health care institutions on the East Coast. It has undergone an amazing transformation from Baltimore City Hospitals into a vibrant academic medical center with 426 beds and 45 neonatal beds. It contains a teaching hospital, trauma center, neonatal intensive care unit, geriatrics center and a burn center, the only adult burn trauma in Maryland.

HOLLANDER BUSINESS PARK

INDUSTRIAL/BUSINESS PARK
RETAIL CENTER

Boise Cascade

BACK RIVER WASTEWATER TREATMENT

SITE

1 MILE

2 MILES

3 MILES

THE CAN COMPANY

HIGHLANDTOWN VILLAGE

YARD 56

EASTPOINT MALL

MERRITT MANOR

GERMAN HILL CENTER

DUNDALK PLAZA

DANVILLE SQUARE

MERRITT PARK

LYNCH MANOR

PORT 95 INDUSTRIAL PARK

HOLABIRD INDUSTRIAL PARK

SEAGIRT MARINE TERMINAL

amazon

PATAPSCO RIVER

BACK RIVER

FOR LEASE



Baltimore City, Maryland

LOCATION

EASTERN BUSINESS CENTER | 6801 EASTERN AVENUE | BALTIMORE, MARYLAND 21224



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	8.1	15 MIN.
WASHINGTON, DC	42.7	59 MIN.
PHILADELPHIA, PA	97.7	1 HR. 39 MIN.
RICHMOND, VA	151.0	2 HRS. 42 MIN.

TRANSPORTATION POINTS OF INTEREST:

SEAGIRT MARINE TERMINAL	3.9	8 MIN.
DUNDALK MARINE TERMINAL	4.4	9 MIN.
FAIRFIELD MARINE TERMINAL	6.1	11 MIN.
BWI AIRPORT	13.8	15 MIN.



BALTIMORE, MD



BWI AIRPORT



WASHINGTON, DC



PORT OF BALTIMORE



PHILADELPHIA, PA



RICHMOND, VA



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