



EASTPOINT BUSINESS CENTER

7900-7996 E. BALTIMORE STREET | DUNDALK, MARYLAND 21224

FOR
LEASE

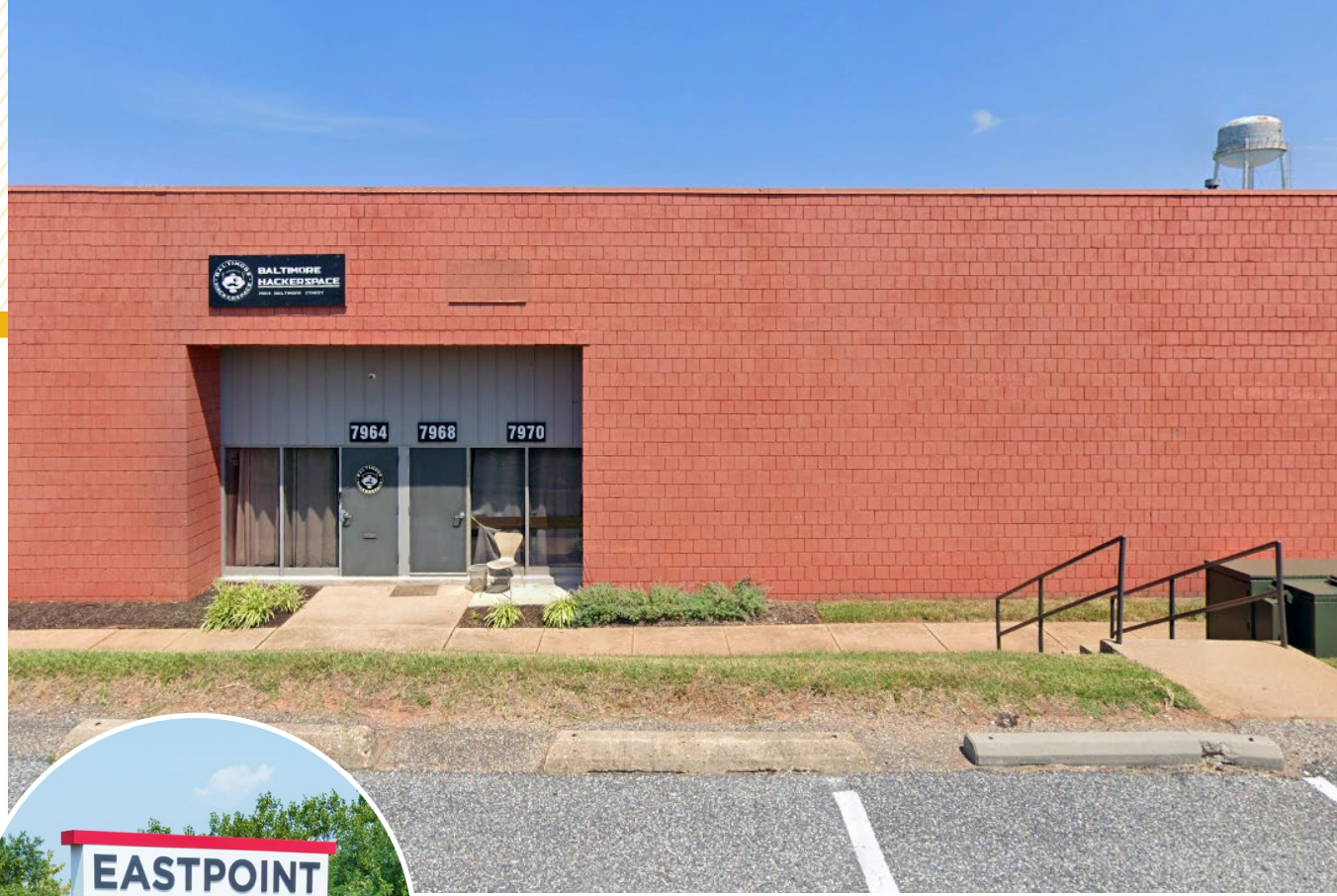


PROPERTY OVERVIEW

HIGHLIGHTS:

- Easy access to I-95, I-695, I-895
- Dock/drive-in loading (rear)
- Ample on-site parking
- Short drive to the Port of Baltimore and Sparrows Point/Tradeport Atlantic
- Just blocks from Eastpoint Center and Eastpoint Mall

AVAILABLE:	3,764 SF ± (SUITES 7968-7970)
LOADING:	2 LOADING DOCKS (REAR)
BUILDING SIZE:	81,780 SF ±
LOT SIZE:	5.81 ACRES ±
CLEAR HEIGHT:	16' ±
ZONING:	MH IM (MANUFACTURING: HEAVY)
RENTAL RATE:	NEGOTIABLE



SITE PLAN



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
1.3 MILES
3 MIN. DRIVE

INTERSTATE 95
2.0 MILES
5 MIN. DRIVE

INTERSTATE 895
2.4 MILES
7 MIN. DRIVE

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

BWI
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT
15.8 MILES
21 MIN. DRIVE

BALTIMORE, MD
5.9 MILES
20 MIN.

WASHINGTON, DC
44.7 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA
98.6 MILES
1 HR. 45 MIN.

RICHMOND, VA
154.0 MILES
3 HRS.



FOR MORE INFO **CONTACT:**



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
Baltimore, MD 21202

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

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.