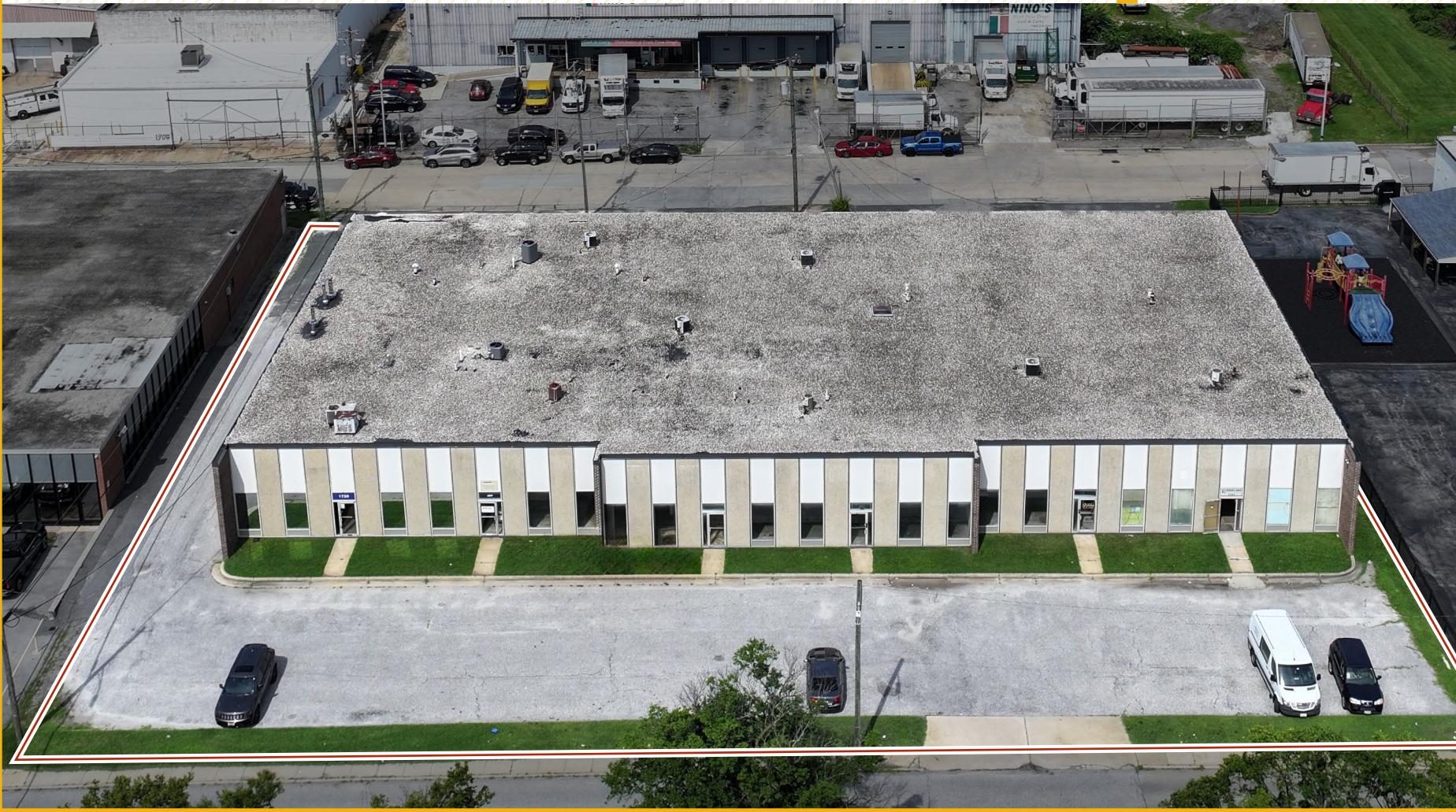




1722-1726 EDISON HWY

BALTIMORE, MARYLAND 21213

FOR
LEASE



PROPERTY OVERVIEW

HIGHLIGHTS:

- Available space can be combined up to 11,000 SF ±
- Easy access to I-895, I-95 and Route 40
- Close proximity to Johns Hopkins Bayview, Downtown Baltimore
- LED lights throughout building

AVAILABLE SPACE:	1722: 4,750 SF TOTAL 1,000 SF OFFICE, 2 DOCKS
LOT SIZE:	1.03 ACRES ±
CLEAR HEIGHT:	17'
SPRINKLER:	WET
POWER:	3 PHASE
ZONING:	I-1 - LIGHT INDUSTRIAL
RENTAL RATE:	\$7.95 SF, NNN



GOOGLE STREET VIEW

LOCAL BIRDSEYE



TRADE AREA

- DRIVING DISTANCE TO:



2.9 MILES
6 MIN. DRIVE



2.5 MILES
7 MIN. DRIVE



4.3 MILES
9 MIN. DRIVE



**3.6 MILES
12 MIN. DRIVE
(SEAGIRT
MARINE TERMINAL)**



14.4 MILES
17 MIN. DRIVE

BALTIMORE, MD

3.4 MILES
13 MIN.

WASHINGTON, DC

45.7 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA

98.9 MILES
1 HR. 40 MIN.

RICHMOND, VA

152.0 MILES
2 HRS. 35 MIN.



FOR MORE INFO CONTACT:



CHRIS BOLAND

VICE PRESIDENT

410.494.6644

CBOLAND@mackenziecommercial.com



PATRICK SMITH, SIOR

VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

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

www.MACKENZIECOMMERCIAL.com



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