



1722-1726 EDISON HWY

BALTIMORE, MARYLAND 21213

FOR
LEASE



MACKENZIE

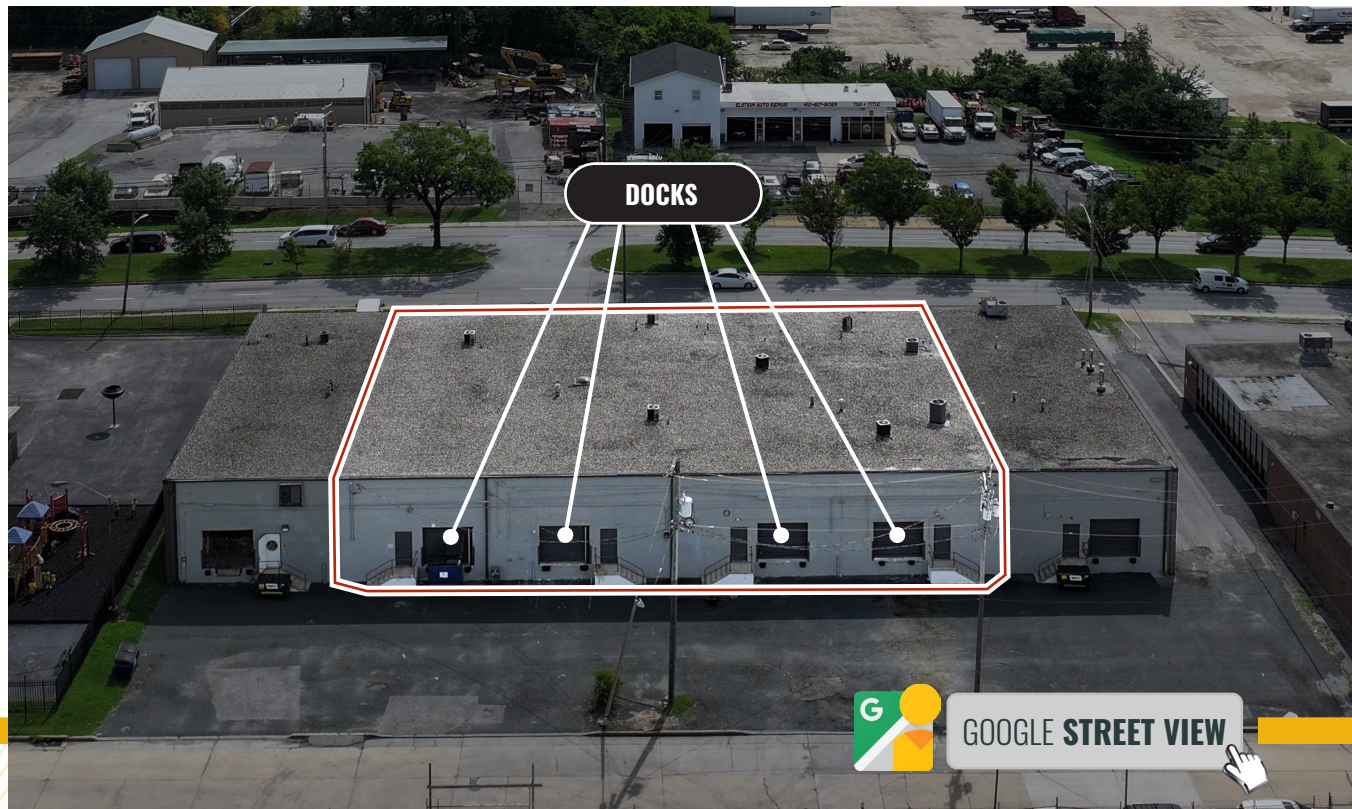
COMMERCIAL REAL ESTATE SERVICES, LLC

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 1726: 6,250 SF 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



DUNDALK

SEAGIRT MARINE
TERMINAL

CANTON



SITE

EDISON HWY 18,040 AADT



BALTIMORE
CEMETERY



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
2.9 MILES
6 MIN. DRIVE

INTERSTATE 895
2.5 MILES
7 MIN. DRIVE

INTERSTATE 695
4.3 MILES
9 MIN. DRIVE

PORT OF BALTIMORE
3.6 MILES
12 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT
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.



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