



WAREHOUSE BUILDING

4301 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR
**SALE/
LEASE**

**RENOVATIONS
UNDERWAY!**

NEW CRUSHER RUN,
EXTERIOR PAINT &
LED LIGHTING



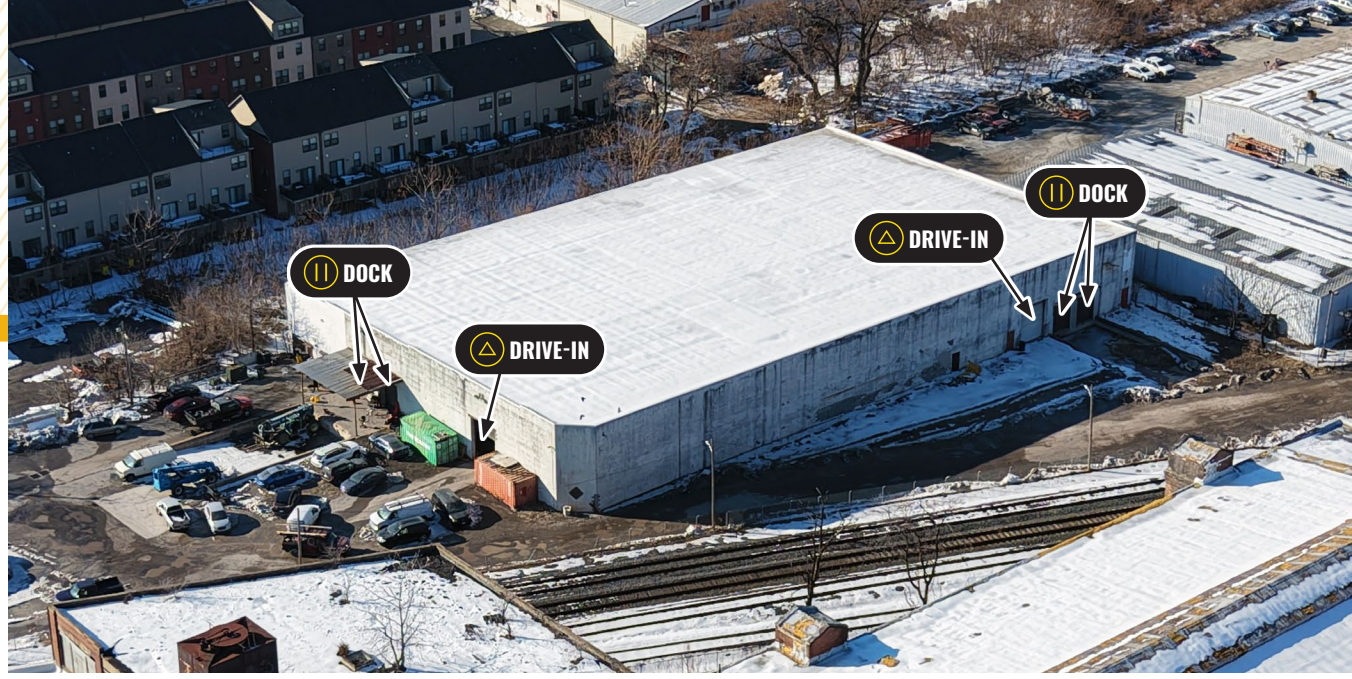
MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rarely available 36,000 SF \pm industrial building with 1.94 acre \pm lot
- Four (4) docks and two (2) drive-in doors
- IMU-1 zoning allows for a wide variety of uses
- Excellent access to I-95
- Renovations underway (new crusher run, exterior paint, and LED lighting)



BUILDING SIZE:	36,000 SF \pm
LOT SIZE:	1.94 ACRES \pm
CLEAR HEIGHT:	22'-23' \pm
LOADING:	4 DOCKS, 2 DRIVE-INS
POWER:	3-PHASE 120/240V, 150A & 200A
SPRINKLER:	DRY
ZONING:	IMU-1 (INDUSTRIAL MIXED-USE DIST.)

AERIAL

-  DRIVE-IN
-  DOCK

EASTERN AVE

S JANNEY ST



GOOGLE MAPS



LOCAL BIRDSEYE



THE SHOPS AT
CANTON
CROSSING

CHARMCITYSKATEPARK

Monumental
SUPPLY COMPANY

Mobtown
BREWING COMPANY

URBANBUILT

EST. 1965
the best
EST. 1965

SOUTHEASTERN
ROASTERY

MEALS
on WHEELS
OF CENTRAL MARYLAND



TRADE AREA

DRIVING DISTANCE TO:

40 0.8 MILES
4 MIN. DRIVE

INTERSTATE 895 0.9 MILES
4 MIN. DRIVE

INTERSTATE 95 1.7 MILES
8 MIN. DRIVE

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

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall
13.6 MILES
16 MIN. DRIVE

BALTIMORE, MD 3.7 MILES
12 MIN.

WASHINGTON, DC 42.4 MILES
50 MIN.

PHILADELPHIA, PA 98.6 MILES
1 HR. 30 MIN.

RICHMOND, VA 152.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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