



# EASTPOINT BUSINESS CENTER

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

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# 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/Tradepoint Atlantic
- Just blocks from Eastpoint Center and Eastpoint Mall

### AVAILABLE:

6,416 SF ± (SUITES 7948-7952)  
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 1M (MANUFACTURING: HEAVY)

### RENTAL RATE:

NEGOTIABLE





# SITE PLAN





# LOCAL BIRDSEYE





# TRADE AREA

## DRIVING DISTANCE TO:

 1.3 MILES  
3 MIN. DRIVE

 2.0 MILES  
5 MIN. DRIVE

 2.4 MILES  
7 MIN. DRIVE

 4.4 MILES  
13 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

 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:



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