



EASTERN BUSINESS CENTER

6801 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR
LEASE

RECENT
RENOVATIONS
COMPLETE!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

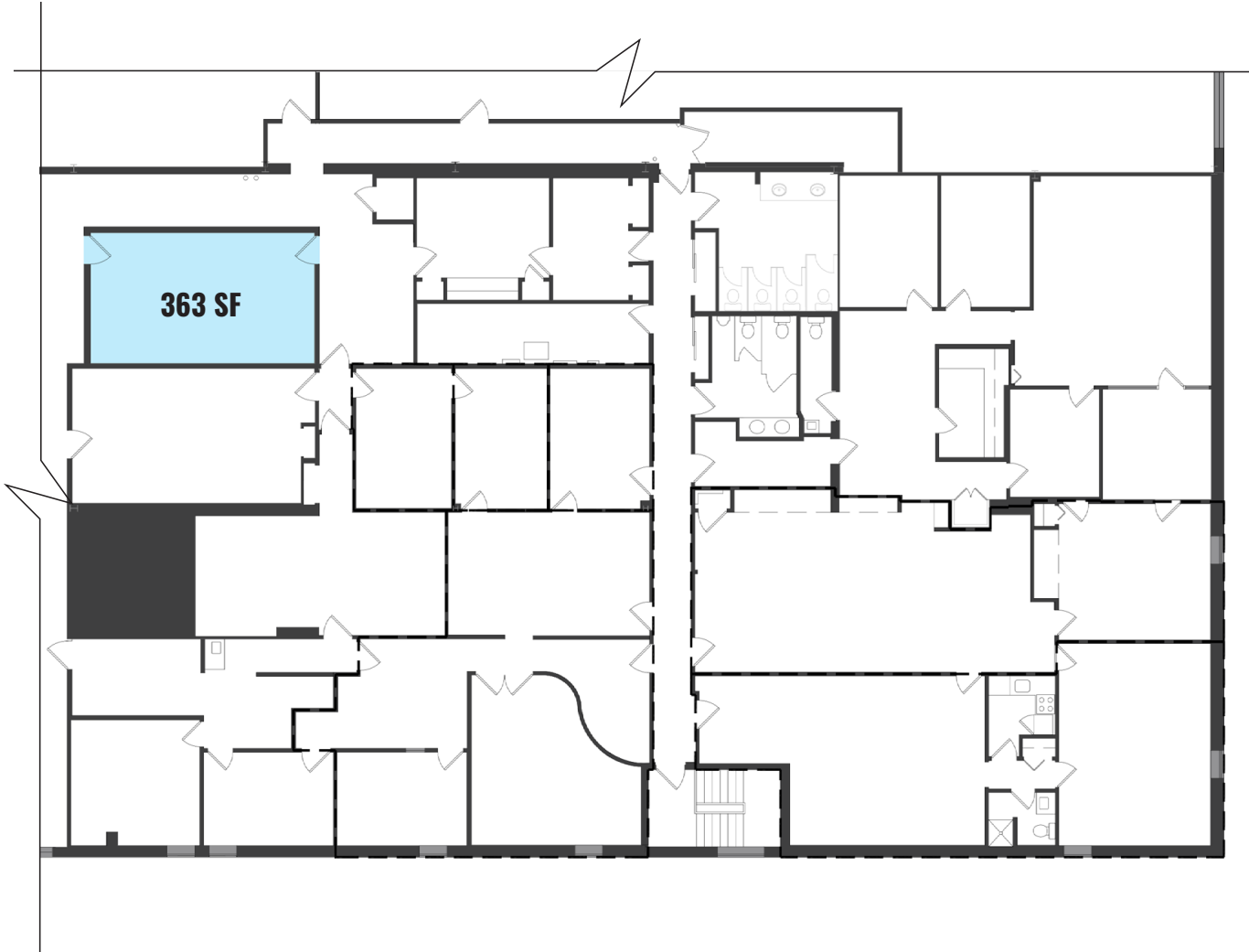
HIGHLIGHTS:

- Multiple office/warehouse suite sizes available
- Abundant on-site parking and outdoor area
- Situated on the Baltimore City/County line
- Unparalleled access to I-95, I-695 and Downtown Baltimore
- 1 mi. from Johns Hopkins Bayview Medical Center
- Close proximity to numerous retail and amenities, like The Home Depot, Wawa, Dunkin' and the new Yard 56 (Streets Market, Chipotle and more!)
- Recently renovated/façade upgrades

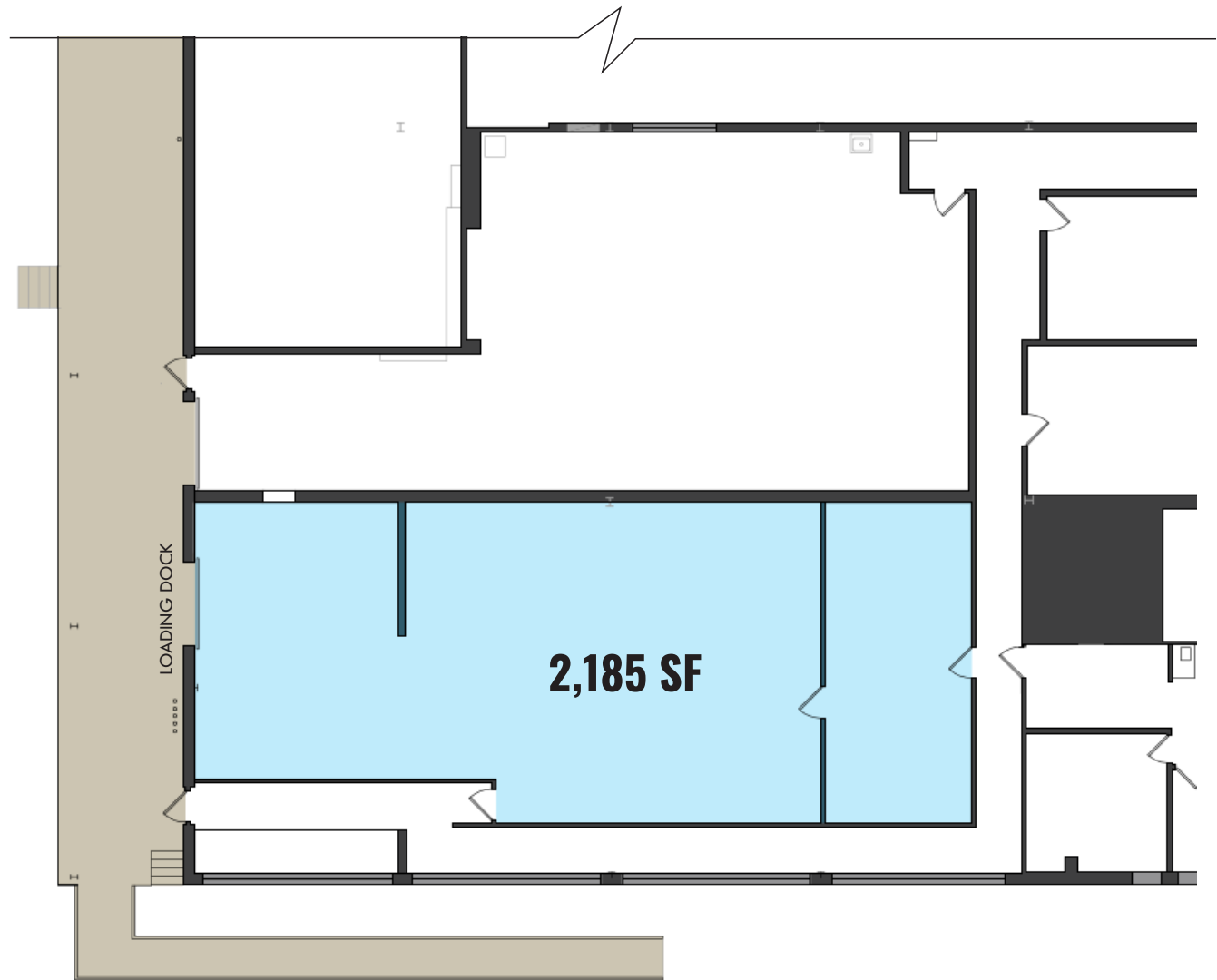
AVAILABLE:	363 SF ± (OFFICE)
	2,185 SF ± (WAREHOUSE)
	6,435 SF ± (WAREHOUSE)
	11,849 SF ± (WAREHOUSE)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)



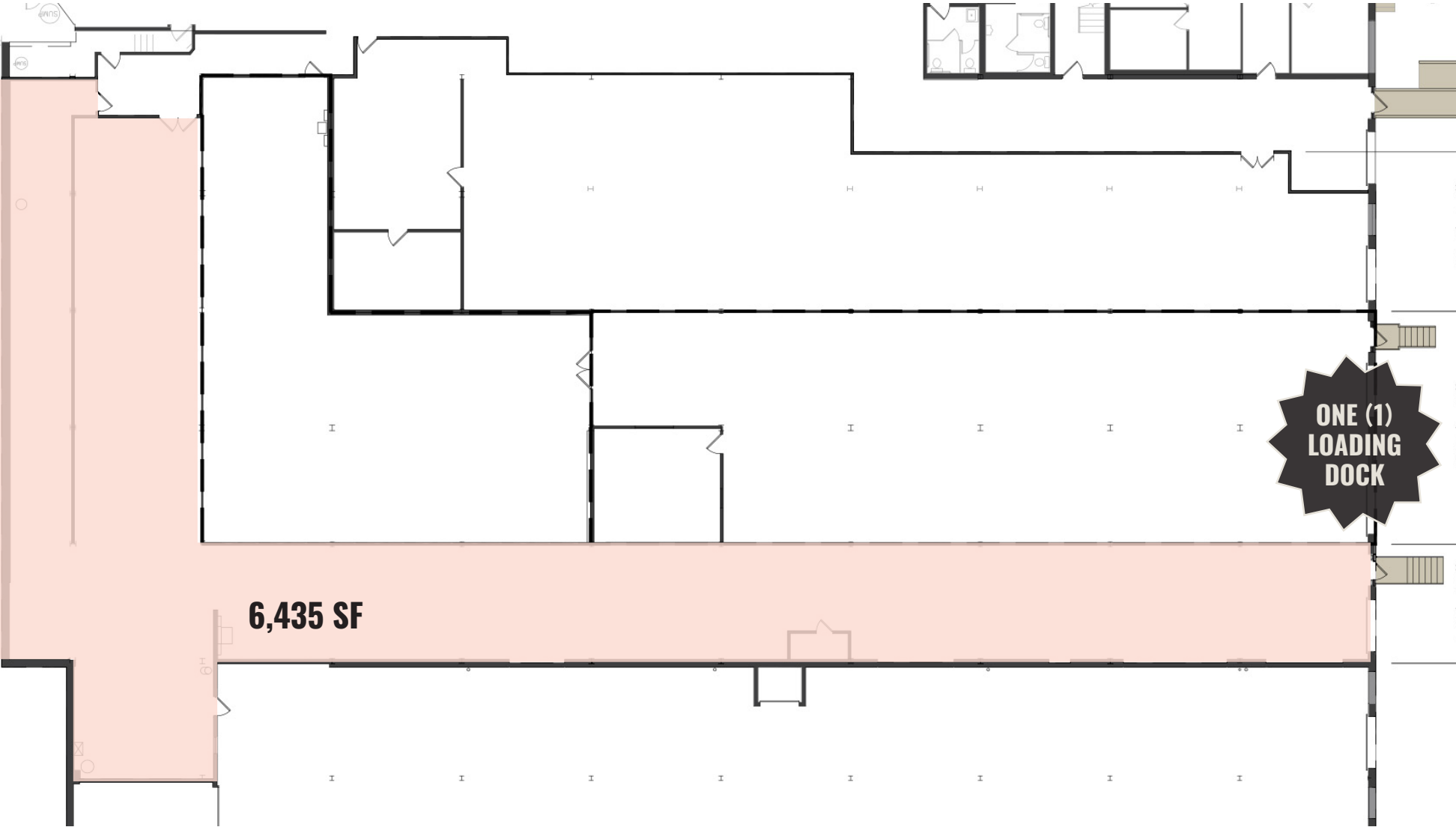
360 SF OFFICE SPACE



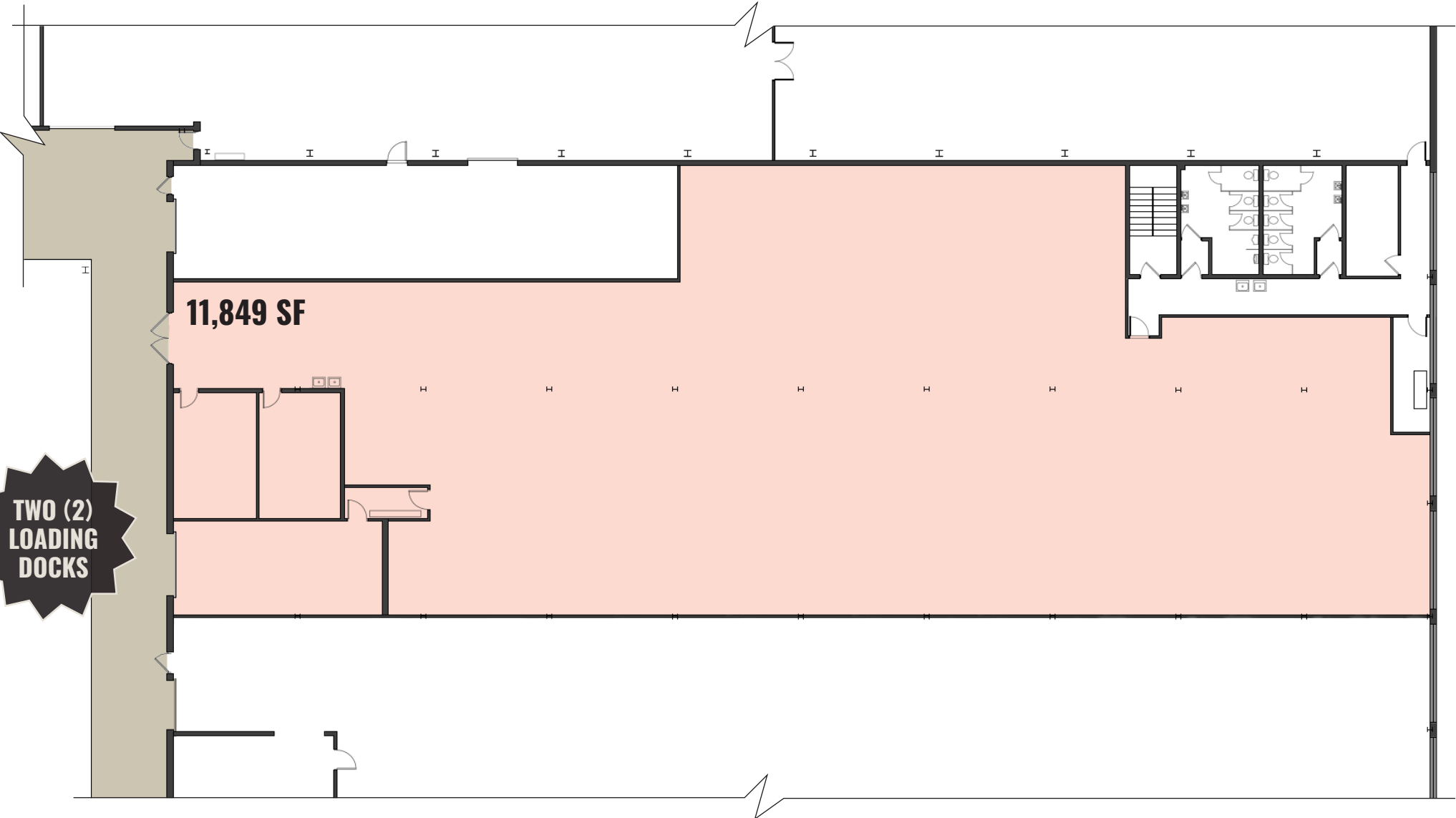
2,185 SF WAREHOUSE SPACE



6,435 SF WAREHOUSE SPACE



11,849 SF WAREHOUSE SPACE



AERIAL



150

EASTERN AVE

ExtraSpace
Storage

EXIT
59

45TH ST



LOCAL BIRDSEYE



EASTPOINT
MALL

150

DUNDALK
POLICE STATION

MIDAS

OAK LAWN
CEMETERY

ST ANDREWS
CEMETERY

SITE

FAIT AVE

enterprise

ExtraSpace
Storage

JOHN RUHRAH
ELEM. SCHOOL

EASTERN AVE

EXIT
59

INTERSTATE
95

150

INTERSTATE
95



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
0.2 MILES
1 MIN. DRIVE

INTERSTATE 895
2.0 MILES
3 MIN. DRIVE

INTERSTATE 695
2.2 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
4.8 MILES
8 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT
14.1 MILES
13 MIN. DRIVE

BALTIMORE, MD
8.3 MILES
15 MIN.

WASHINGTON, DC
43.0 MILES
1 HR. 0 MIN.

PHILADELPHIA, PA
97.8 MILES
1 HR. 30 MI

RICHMOND, VA
159.0 MILES
2 HRS. 40 MIN.



FOR MORE INFO **CONTACT:**



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