

## FOR LEASE 6301 Eastern Ave, Baltimore, MD 21224



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## **3.3 MILES** TO PORT OF BALTIMORE

**14 MILES** TO BWI AIRPORT

**44 MILES** WASHINGTON, DC

**98 MILES** PHILADELPHIA, PA

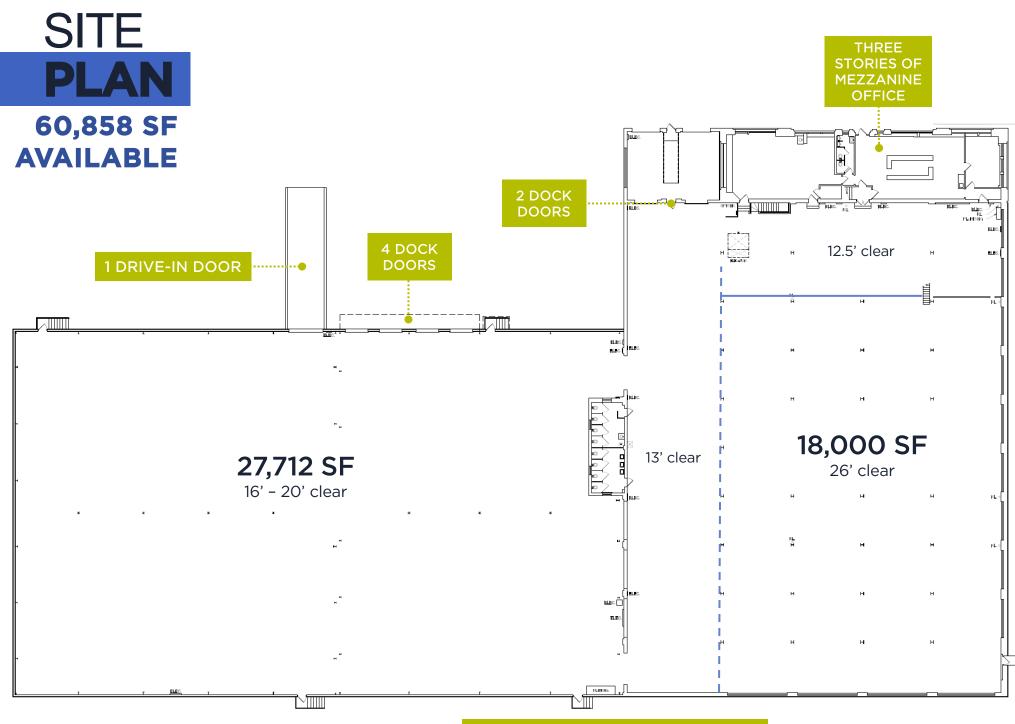




## PROPERTY **HIGHLIGHTS**

Available:	60,858 SF
Acreage:	2.25 AC
Office:	Three stories, mezzanine office totaling 8,049 SF
Clear Height:	16' - 26'
Dock Doors:	6 docks
Drive-ins:	1 drive-in
Sprinkler:	ESFR
Parking:	20 spaces
Zoning:	I-2
Electric Service:	2,800 amps, 277/480 existing
Signage:	Visibility from I-95
Recent Capital Improvements:	New roof underway





REAR STORAGE ALLEY - FENCED IN