



FOR LEASE

SMALL BAY INDUSTRIAL WAREHOUSE

3970-3994 NORTH POINT ROAD | DUNDALK, MARYLAND 21222



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

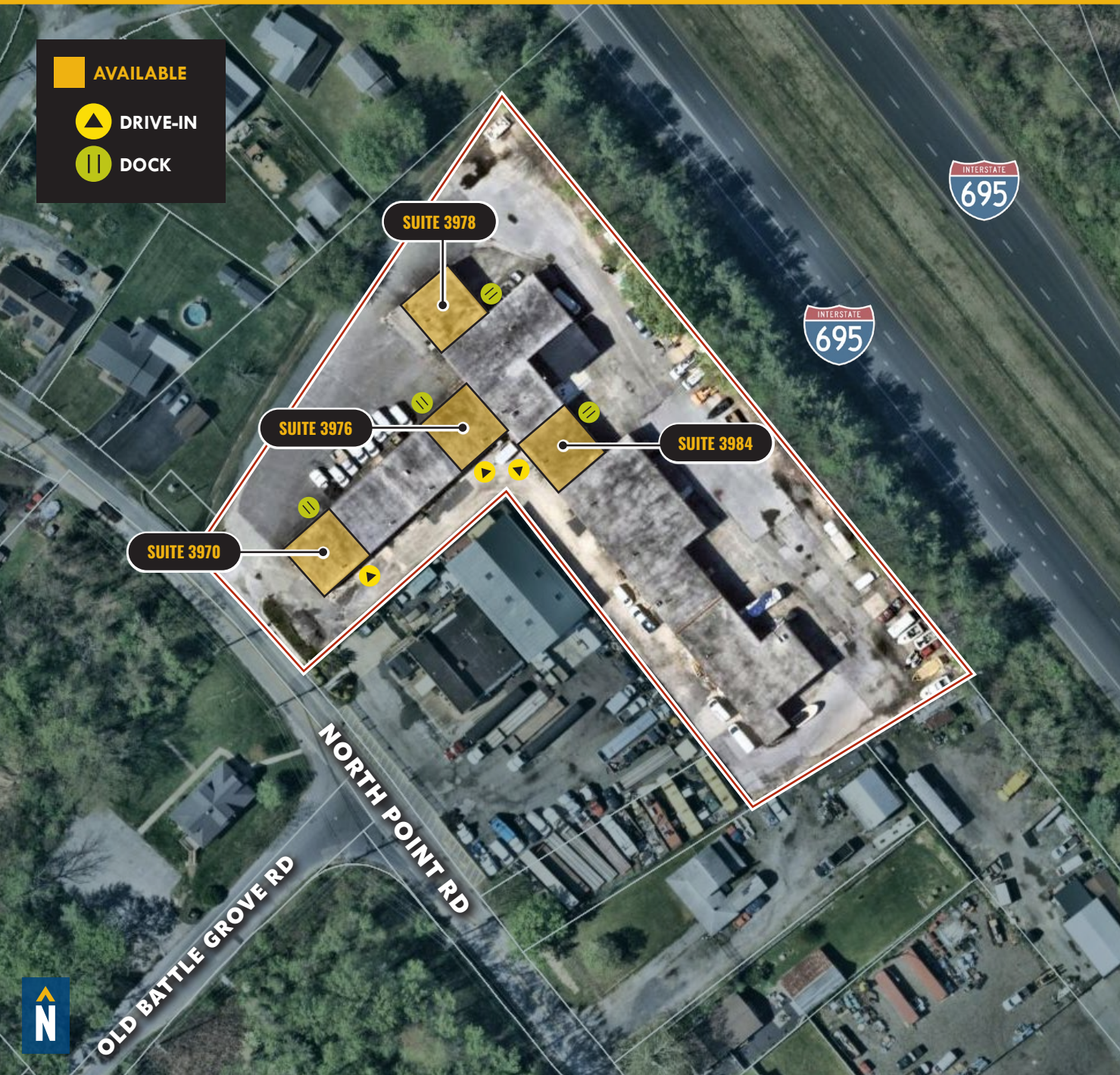
- Dock and drive-in loading
- Immediate access to I-695 and easy access to I-95 and I-895
- Close proximity to the Port of Baltimore (Seagirt and Dundalk Terminals)

AVAILABLE:

SUITE 3970:	1,600 SF ± (AVAILABLE NOW) 1 DOCK, 1 DRIVE-IN
SUITE 3976:	1,600 SF ± (AVAILABLE 3/1) 1 DOCK, 1 DRIVE-IN
SUITE 3978:	1,600 SF ± (AVAILABLE NOW) 1 DOCK
SUITE 3984:	1,600 SF ± (AVAILABLE 3/1) 1 DOCK, 1 DRIVE-IN
CLEAR HEIGHT:	10'-6" ±
POWER:	3-PHASE
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	NEGOTIABLE



AERIAL



All Suites

Clear Height 10'-6" ±

Power 3-Phase

Heat Oil

Suite 3970 1,600 SF ±

- 105 SF ± office space
- 1 Dock (8' w x 8' h)
- 1 Drive-In (10' w x 8' h)
- 1 Bathroom

• Available now

Suite 3976 1,600 SF ±

- 1 Dock (10' w x 8' h)
- 1 Drive-In (10' w x 10' h)

• Available March 1

Suite 3978 1,600 SF ±

- 1 Dock (10' w x 8'-6" h)
- 1 Drive-In (8' w x 8' h)
- 1 Bathroom
- LED lights

• Available now

Suite 3984 1,600 SF ±

- 105 SF ± office space
- 1 Dock (10' w x 8' h)
- 1 Drive-In (8' w x 8' h)

• Available March 1

LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

 0.9 MILES
3 MIN. DRIVE

 4.4 MILES
7 MIN. DRIVE

 5.3 MILES
8 MIN. DRIVE

 5.3 MILES
14 MIN. DRIVE
(DUNDALK MARINE
TERMINAL)

 18.3 MILES
20 MIN. DRIVE

BALTIMORE, MD 8.6 MILES
16 MIN.

WASHINGTON, DC 47.1 MILES
50 MIN.

PHILADELPHIA, PA 100.0 MILES
1 HR. 30 MIN.

RICHMOND, VA 157.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO **CONTACT:**



ANDREW MEEDER, Sior

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



ALTON CURRY

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

**111 S. Calvert Street
Baltimore, MD 21202**

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.