



**32,000 SF ± ON 3.53 AC ±**

601 N. NORTH POINT ROAD | BALTIMORE, MARYLAND 21237

FOR  
**SALE/  
LEASE**

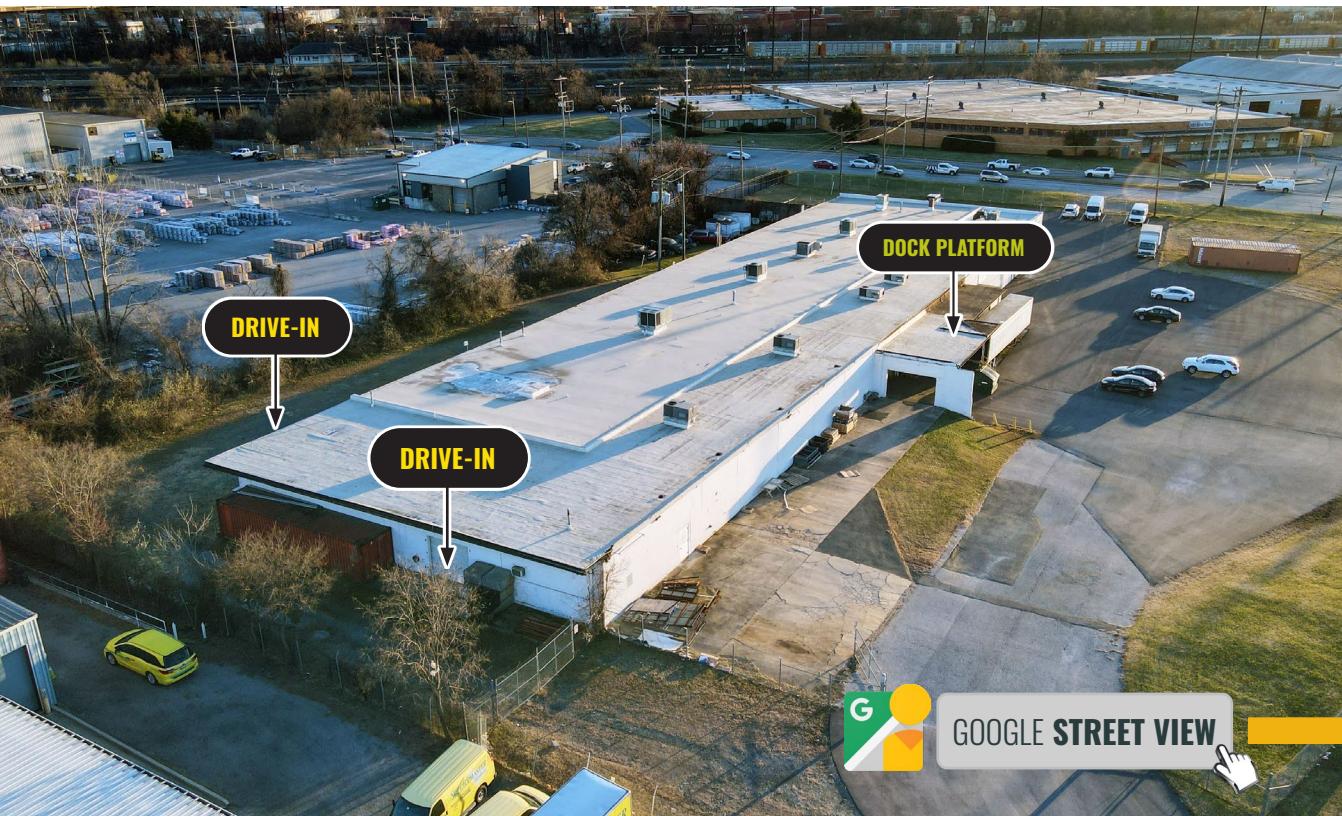


# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 32,000 SF ± warehouse building on 3.53 acres ±
- Zoned I-2 (Heavy Industrial Dist.)
- Office and warehouse both clean and in good condition
- Dock high and at grade loading
- Outdoor storage permitted
- Quick and easy access to I-95, I-895, I-695
- Close proximity to Downtown Baltimore, the Port of Baltimore, Sparrows Point/Tradepoint Atlantic and BWI Airport

BUILDING SIZE:	32,000 SF ±
LOT SIZE:	3.53 ACRES ±
CLEAR HEIGHT:	14' ±
DOCK PLATFORM:	2-3 LOADING POSITIONS
DRIVE-INS:	2 (10' W x 12' H)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)



GOOGLE STREET VIEW

# AERIAL



# LOCAL BIRDSEYE



# TRADE AREA

## - DRIVING DISTANCE TO:



0.4 MILES  
**1 MIN. DRIVE**



1.5 MILES  
**3 MIN. DRIVE**



1.5 MILES  
**4 MIN. DRIVE**



5.0 MILES  
**12 MIN. DRIVE**  
**(SEAGIRT**  
**MARINE TERMINAL)**



14.7 MILES  
**16 MIN. DRIVE**

BALTIMORE, MD

4.4 MILES  
**12 MIN.**

WASHINGTON, DC

43.7 MILES  
**50 MIN.**

PHILADELPHIA, PA

97.8 MILES  
1 HR. 30 MIN.

## RICHMOND, VA

158.0 MILES  
2 HRS. 20 MIN.



# FOR MORE INFO CONTACT:



**MATTHEW CURRAN, SIOR**  
SENIOR VICE PRESIDENT & PRINCIPAL

**443.573.3203**  
[MCURRAN@mackenziecommercial.com](mailto:MCURRAN@mackenziecommercial.com)



**TOM MOTTLEY**  
SENIOR VICE PRESIDENT & PRINCIPAL

**443.573.3217**  
[TMOTTLEY@mackenziecommercial.com](mailto:TMOTTLEY@mackenziecommercial.com)



**ANDREW MEEDER, SIOR**  
SENIOR VICE PRESIDENT & PRINCIPAL

**410.494.4881**  
[AMEEDER@mackenziecommercial.com](mailto:AMEEDER@mackenziecommercial.com)



**DANIEL HUDAQ, SIOR**  
SENIOR VICE PRESIDENT & PRINCIPAL

**443.573.3205**  
[DHUDAK@mackenziecommercial.com](mailto:DHUDAK@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

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