



32,000 SF \pm ON 3.53 AC \pm

601 N. NORTH POINT ROAD | BALTIMORE, MARYLAND 21237

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 32,000 SF \pm warehouse building on 3.53 acres \pm
- 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/Tradeport Atlantic and BWI Airport



BUILDING SIZE:

32,000 SF \pm

LOT SIZE:

3.53 ACRES \pm

CLEAR HEIGHT:

14' \pm

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



QUAD AVE

NORTH POINT RD

QUAD AVE



TRADE AREA

DRIVING DISTANCE TO:

40 0.4 MILES
1 MIN. DRIVE

INTERSTATE 895 1.5 MILES
3 MIN. DRIVE

INTERSTATE 95 1.5 MILES
4 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
5.0 MILES
12 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
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.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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