



FOR **SALE**

RAIL-SERVED INDUSTRIAL PROPERTY

7616 CANTON CENTER DRIVE | BALTIMORE, MARYLAND 21224



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 93,761 SF $\pm$ industrial building on 8.02 acres $\pm$ with 8,600 SF of office space
- Heavy electric power
- Additional fenced, gated & paved overflow lot (approx. 30 trailer drops)
- Truck scale, scale house and maintenance facility
- Situated directly in the East Baltimore County/ Dundalk industrial corridor
- Convenient to I-695, I-95, I-895, Port of Baltimore
- 4 rail doors served by Canton Railroad (connects to CSX & NS)
- Located in an Enterprise Zone



BUILDING SIZE:

93,761 SF $\pm$

LOT SIZE:

8.02 ACRES $\pm$

CLEAR HEIGHT:

24' $\pm$

COLUMNS:

30' W x 40' D $\pm$

LOADING:

10 DOCKS / 4 DRIVE-INS

SPRINKLER:

WET

ZONING:

ML / MH IM

AERIAL



RAIL-SERVED

- DRIVE-IN
- DOCK
- RAIL DOOR

DOUBLE GATED ACCESS

MAINTENANCE FACILITY

TRUCK SCALE & SCALE HOUSE

DOUBLE GATED ACCESS

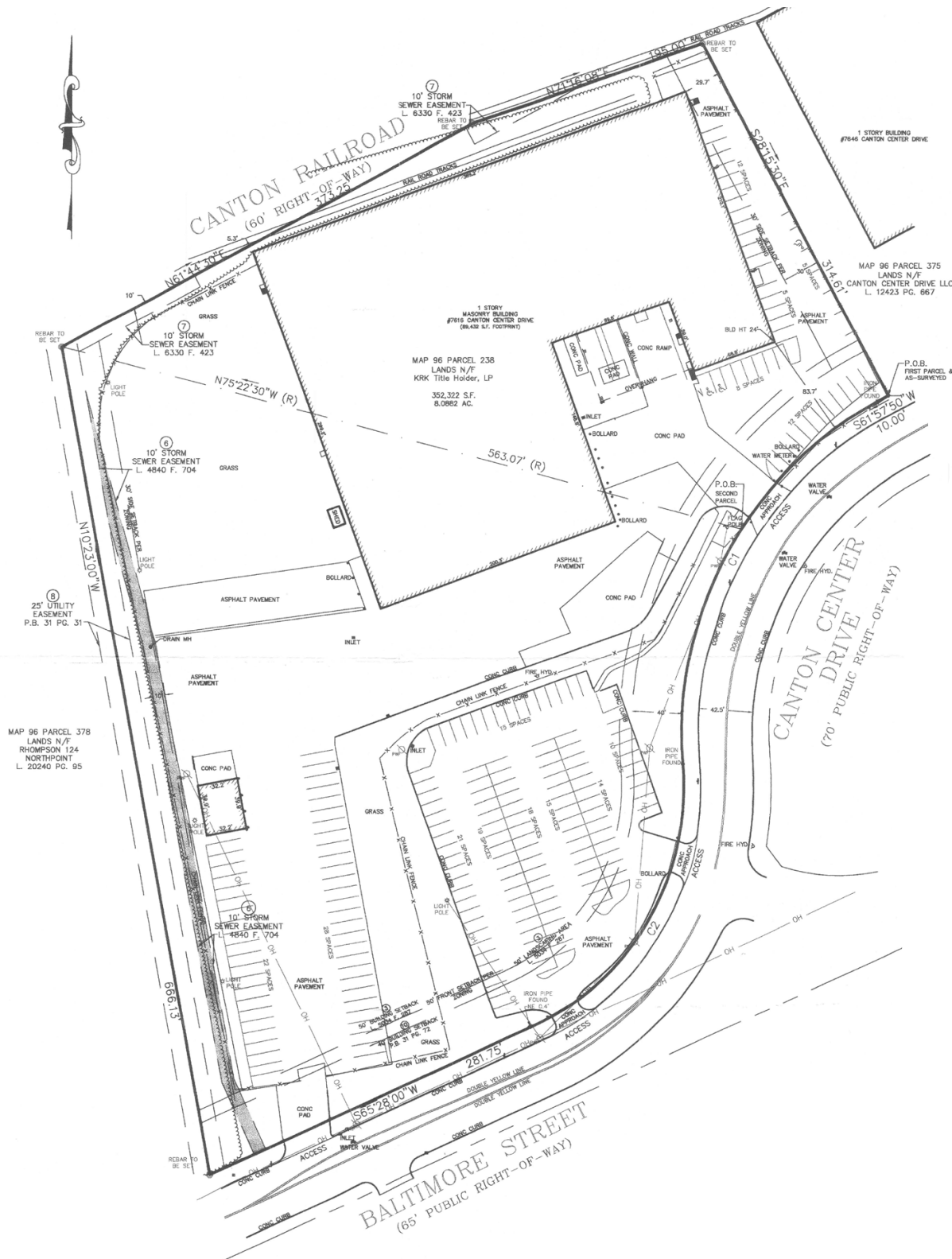
FENCED & PAVED TRAILER DROP FOR APPROX. 30 TRAILERS

4 RAIL DOORS

BALTIMORE ST

CANTON CENTER DR





Legend of Symbols & Abbreviations

● MONUMENT FOUND	⚡ POWERPOLE	—SS— SAN/SEWER LINE
○ MONUMENT SET	—OUT WIRE	○ SEWER MANHOLE
■ P.K. NAIL FOUND	—LIGHT POLE	○ CLEAN OUT
□ P.K. NAIL SET	—STREET LIGHT POLE	—SD— STORM DRAIN LINE
× FND X MARK	—ELEC. TRANSFORMER	—SD— STORM DRAIN MANHOLE
× SET X MARK	—AIR CONDITIONER	—STORM INLET
△ R.R. SPIKE FOUND	—BURIED ELECTRIC	—CURB INLET
△ R.R. SPIKE SET	—O/H/E OVERHEAD ELECTRIC	—PAY PHONE
⬆ BENCHMARK	—ELEC. MANHOLE	—TELEPHONE BOX
—CONC. R/W MARKER	—ELECTRIC METER	—TELEPHONE MANHOLE
(R) RECORD DATA	—WATER LINE	—TELEPHONE POLE
(M) MEASURED DATA	—WATER MANHOLE	—TELEPHONE LINE
(C) CALCULATED DATA	—WATER METER	—O/H/T OVERHEAD TELEPHONE
R/W RIGHT OF WAY	—HYDRANT	—UNDERGROUND TELEPHONE MARKER
BSL BACK SET LINE	—BACK FLOW PREVENTOR	—CABLE TELEVISION
ROP REINFORCED CONC PIPE	—GAS VALVE	—O/H/C OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	—GAS METER	—UNDERGROUND CABLE MARKER
PVC PLASTIC PIPE	—UNDERGROUND GAS MARKER	—UNDERGROUND CABLE MARKER
MTL METAL	—GAS MANHOLE	—TRAFFIC POLES
AGL ABOVE GROUND LEVEL	—GAS LINE	—TRAFFIC SIGNAL
F.P. FOOTPRINT	—BOLLARD	—TRAFFIC MANHOLE
L/S LANDSCAPING	—BORE HOLE	—TRAFFIC SIGNAL BOX
—TREE	—MONITORING WELL	—STOP SIGN
—TREE LINE	—UNKNOWN MANHOLE	—SIGN
	—SQUARE METAL LID	
	—FUEL TANK LID	
	—FLAG POLE	

Encroachment Statement

NONE OBSERVED

Notes Corresponding to Schedule B

First American Title Insurance Company Commitment No. 515595b-1, Effective date: December 28, 2011

- Restrictive covenants and conditions as contained in Deed from Canton Company of Baltimore to Rolling Mill Associates dated September 9, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5034, folio 287. - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- Restrictive covenants and conditions as contained in Deed from Canton Company of Baltimore to The Winner Distributing Company dated May 22, 1980 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6167, folio 511. - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- Agreement by and between The Canton Company of Baltimore and The Chesapeake and Potomac Telephone Company of Baltimore City dated December 18, 1916 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 477, folio 255. - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- Easement contained in Deed dated January 12, 1968 by and between Canton Company of Baltimore and Chrysler Realty Corporation recorded among the Land Records of Baltimore County in Liber O.T.G. 4840, folio 704. - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- Deed and Agreement dated September 21, 1981 by and between The Winner Distributing Company and Baltimore County, Maryland recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 6330, folio 423. - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.
- Subject to notes, notations, rights of way, easements, setbacks, reservations, building restriction lines and restrictions as set forth upon a Plat entitled "Canton Center" and recorded in Liber O.T.G. No. 31, folio 72. - AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.

SITE DATA

ZONING DATA SHOWN BELOW IS TAKEN FROM A ZONING ASSESSMENT PREPARED BY MASSEY CONSULTING GROUP, SITE NO. 14747, DATED NOVEMBER 4, 2011.

1. ZONING - "MH-IM" Manufacturing Heavy-Industrial Major, "ML" Manufacturing Light, "BR-IM" Business Roadside-Industrial Major, and "BM" Business Major

SETBACKS -
 -FRONT = 50 Feet for a Dual Highway; 25 Feet Other Roads; 50 Feet from Centerline
 -SIDE = 30 FT.
 -REAR = 30 FT. (NOT REQUIRED ADJACENT TO RAILROAD)
 HEIGHT RESTRICTIONS - NOT TO EXCEED 40 FT.
 PARKING REQUIRED - Office = 3.3 Spaces per 1,000 Square Feet of Gross Floor Area
 Warehouse = 1 Space per Employee on the Largest Shift

PARKING PROVIDED -
 -REGULAR = 202 SPACES
 -HANDICAP = 3 SPACES
 TOTAL SPACES PROVIDED = 205

2. PROPERTY IS KNOWN AS MAP 96 PARCEL 238 IN THE 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

3. LOT AREA = 352,322 S.F. OR 8.0862 AC.

4. IN RESPONSE TO ALTA/ACSM TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

5. IN RESPONSE TO ALTA/ACSM TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.

6. IN RESPONSE TO ALTA/ACSM TABLE A ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

7. BASED ON VISUAL OBSERVATION, THE SUBJECT PROPERTY IS SERVED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR ABOVE GROUND MARKINGS TO DETERMINE ANY SUBSURFACE LOCATION. CONTACT LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

8. THE REAL ESTATE AS DESCRIBED ON THIS SURVEY DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER APPLICABLE COUNTY ORDINANCES.

FLOOR PLAN

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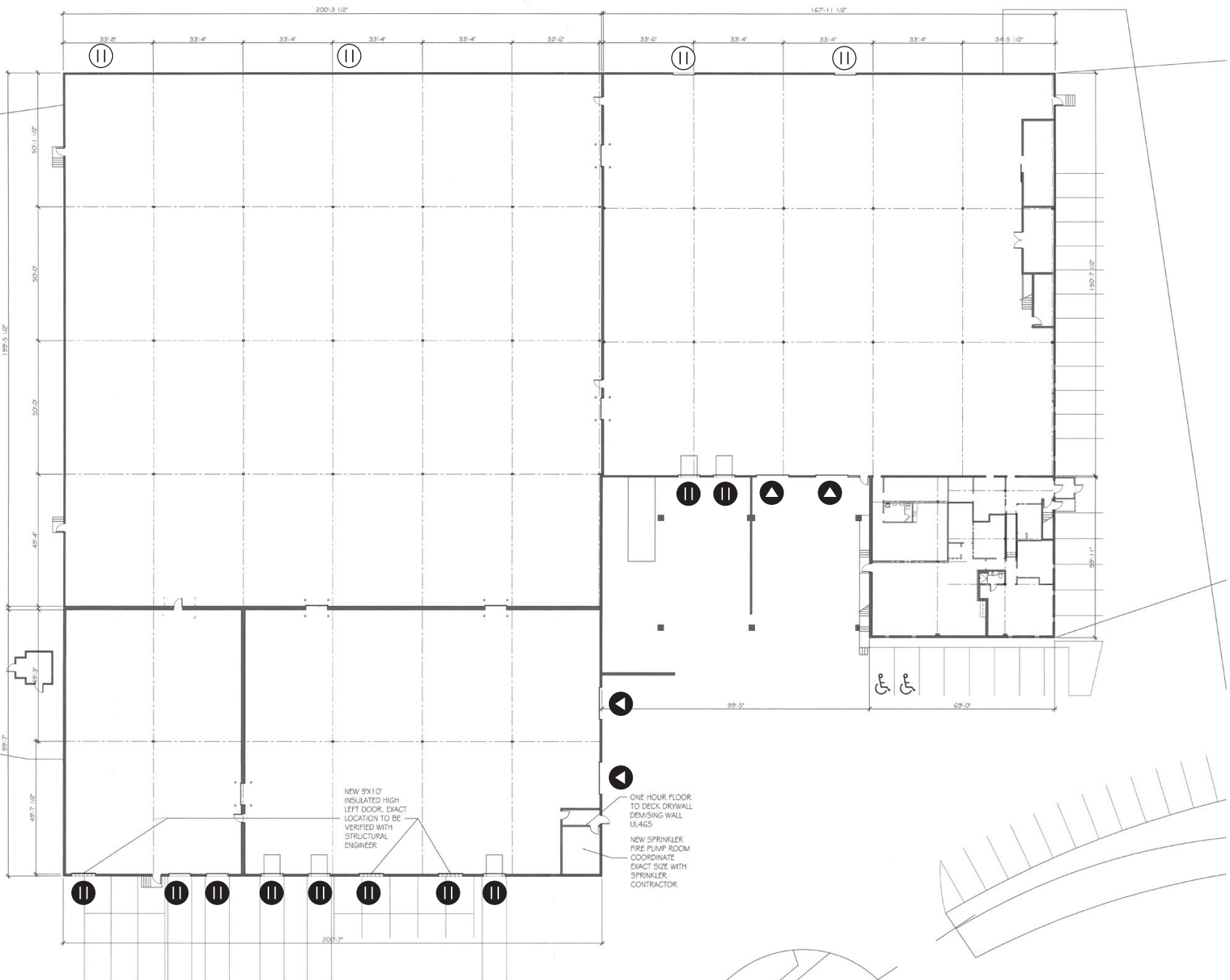
DRIVE-IN

▮

DOCK

▮

RAIL DOOR



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



REGIONAL ACCESS



DRIVING DISTANCE TO:



1.0 MILE
4 MIN. DRIVE



1.3 MILES
4 MIN. DRIVE



1.8 MILES
4 MIN. DRIVE



4.1 MILES
10 MIN. DRIVE
(DUNDALK MARINE TERMINAL)



15.1 MILES
18 MIN. DRIVE

BALTIMORE, MD

5.3 MILES
14 MIN.

WASHINGTON, DC

43.9 MILES
50 MIN.

PHILADELPHIA, PA

98.7 MILES
1 HR. 30 MIN.

RICHMOND, VA

160.0 MILES
2 HRS. 30 MIN.



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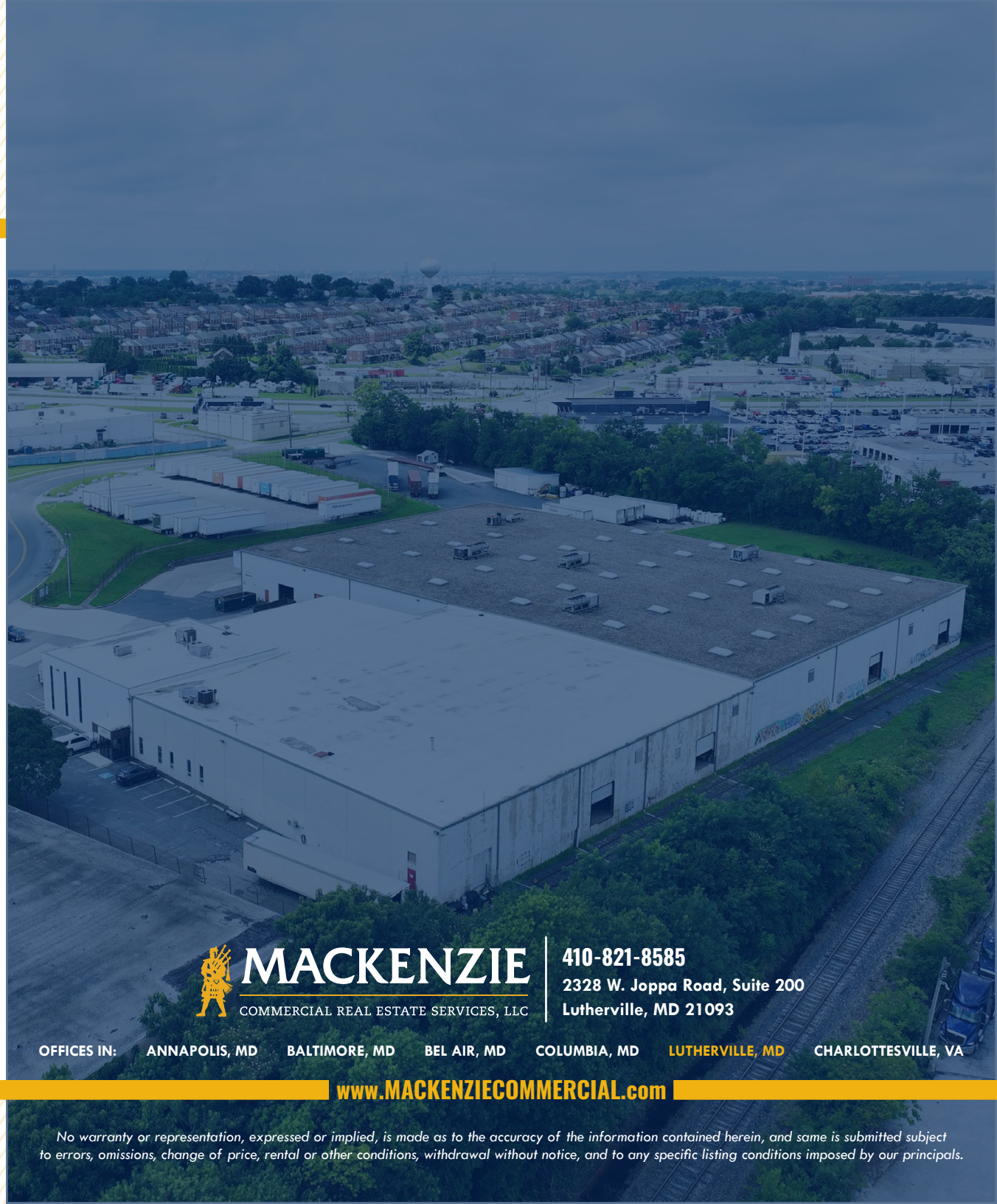


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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