



FOR LEASE

WAREHOUSE BUILDING W/ OUTDOOR STORAGE

7675 CANTON CENTER DRIVE | BALTIMORE, MARYLAND 21224



[CLICK FOR DRONE/WALK-THRU VIDEO](#)



CATALYST
INVESTMENT PARTNERS

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 18,932 SF \pm warehouse building
 - » Includes 6,500 SF \pm of office space on 2 floors
 - » New roof complete
 - » Warehouse circulation improvement by recent interior demo
 - » Interior renovation (new paint and carpet in office space)
 - » LED lighting (office and warehouse)
- Abundant on-site parking
- 22 vehicle charging outlets inside fenced area
- Easy access to I-95, I-695, I-895, Port of Baltimore
- Located in an Opportunity Zone

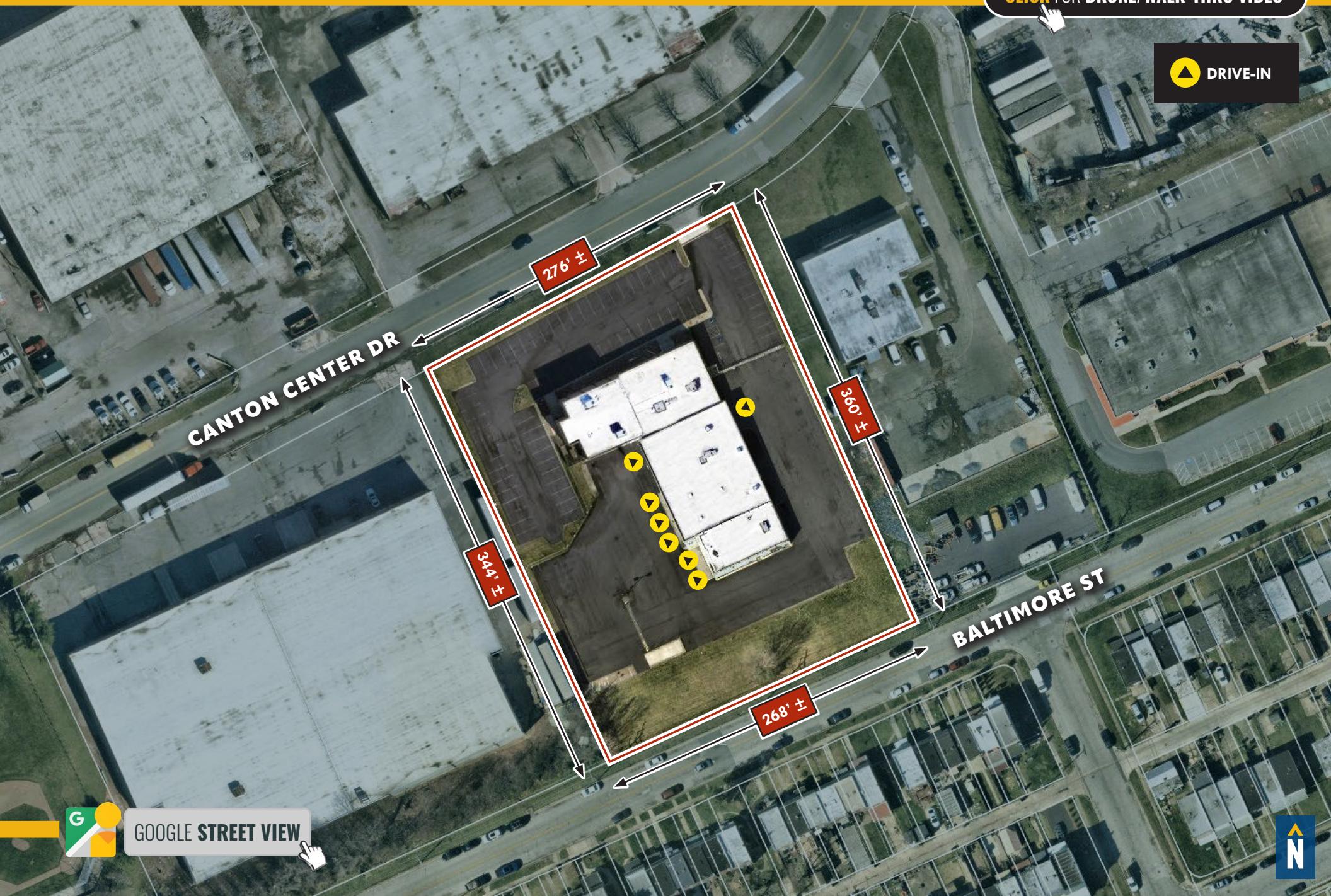
BUILDING SIZE:	18,932 SF \pm
LOT SIZE:	2.24 ACRES \pm (1.70 AC \pm FENCED)
CLEAR HEIGHT:	16' \pm
LOADING:	7 DRIVE-INS
POWER:	1,000 AMPS W/ CUMMINS BACK UP GENERATOR
PARKING:	127 SPACES \pm (50 INSIDE FENCED AREA)
ZONING:	MH IM (MANUFACTURING, HEAVY) [INDUSTRIAL, MAJOR DISTRICT]



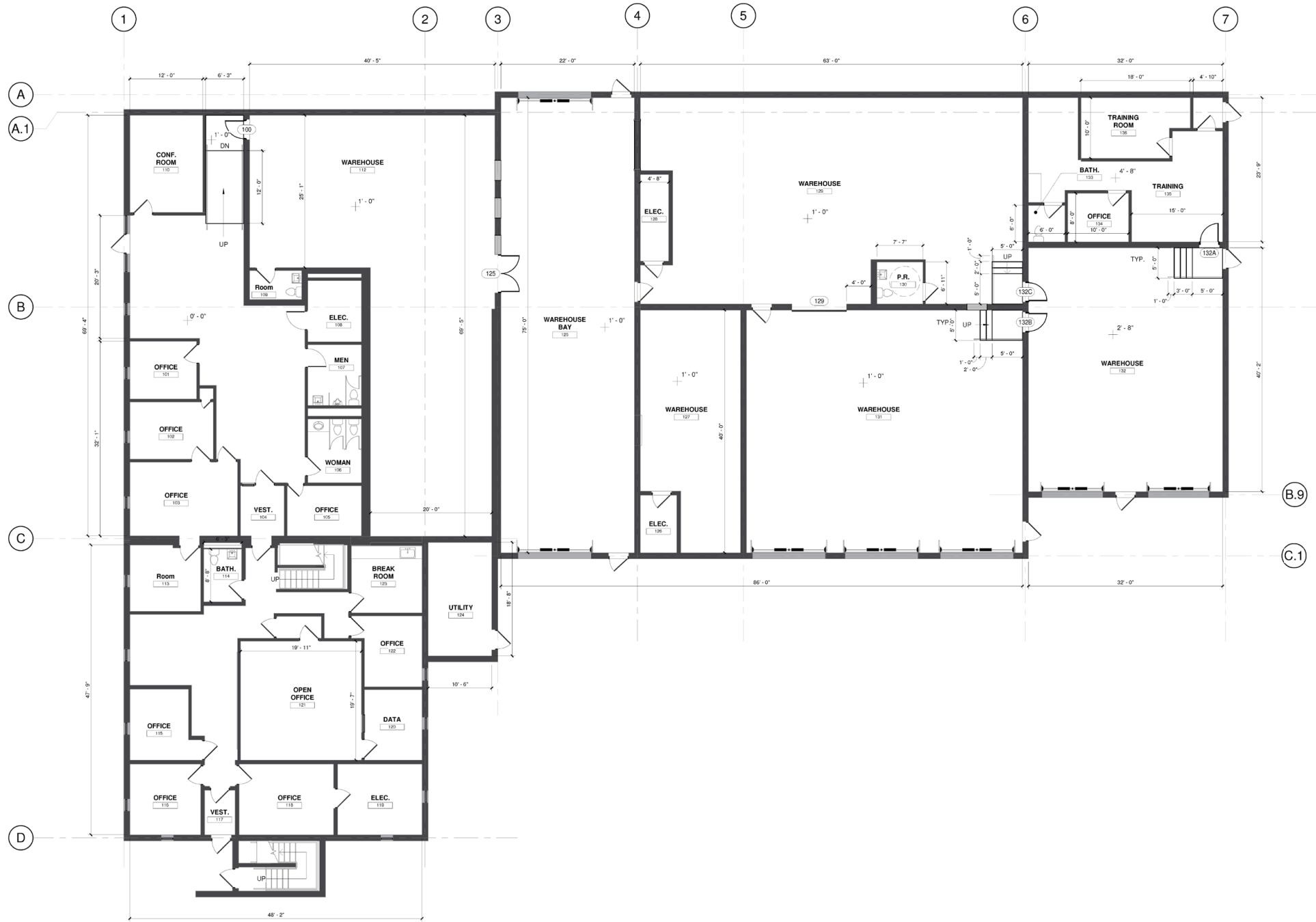
AERIAL / PARCEL OUTLINE



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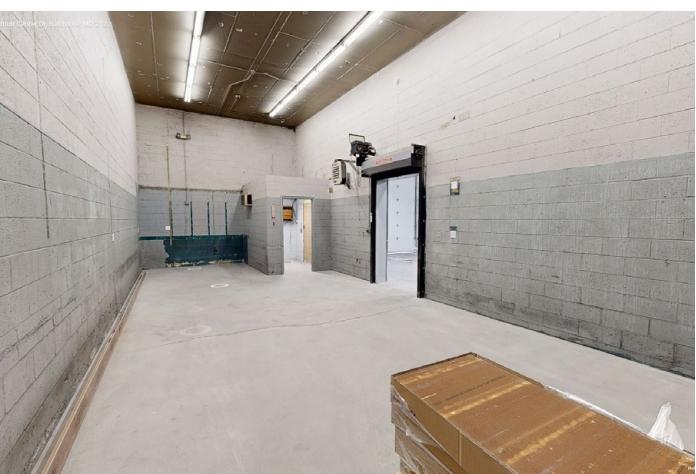


FLOOR PLAN: NEW WORK



INTERIOR PHOTOS

CLICK HERE FOR **VIRTUAL TOUR**



LOCAL BIRDSEYE



TRADE AREA

- DRIVING DISTANCE TO:



1.4 MILES
4 MIN. DRIVE



1.5 MILES
4 MIN. DRIVE



2.3 MILES
5 MIN. DRIVE



5.3 MILES
11 MIN. DRIVE
(SEAGIRT
MARINE TERMINAL)



15.3 MILES
18 MIN. DRIVE

BALTIMORE, MD

5.8 MILES
18 MIN.

WASHINGTON, DC

45.9 MILES
1 HR. 9 MIN.

PHILADELPHIA, PA

98.8 MILES
1 HR. 50 MIN.

RICHMOND, VA

160.0 MILES
3 HRS. 15 MIN.



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VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



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