



FOR **LEASE**

WAREHOUSE BUILDING W/ OUTDOOR STORAGE

7675 CANTON CENTER DRIVE | BALTIMORE, MARYLAND 21224

**RENOVATIONS
RECENTLY
COMPLETED!**



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



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

DRIVE-IN

CANTON CENTER DR

BALTIMORE ST

276' ±

360' ±

344' ±

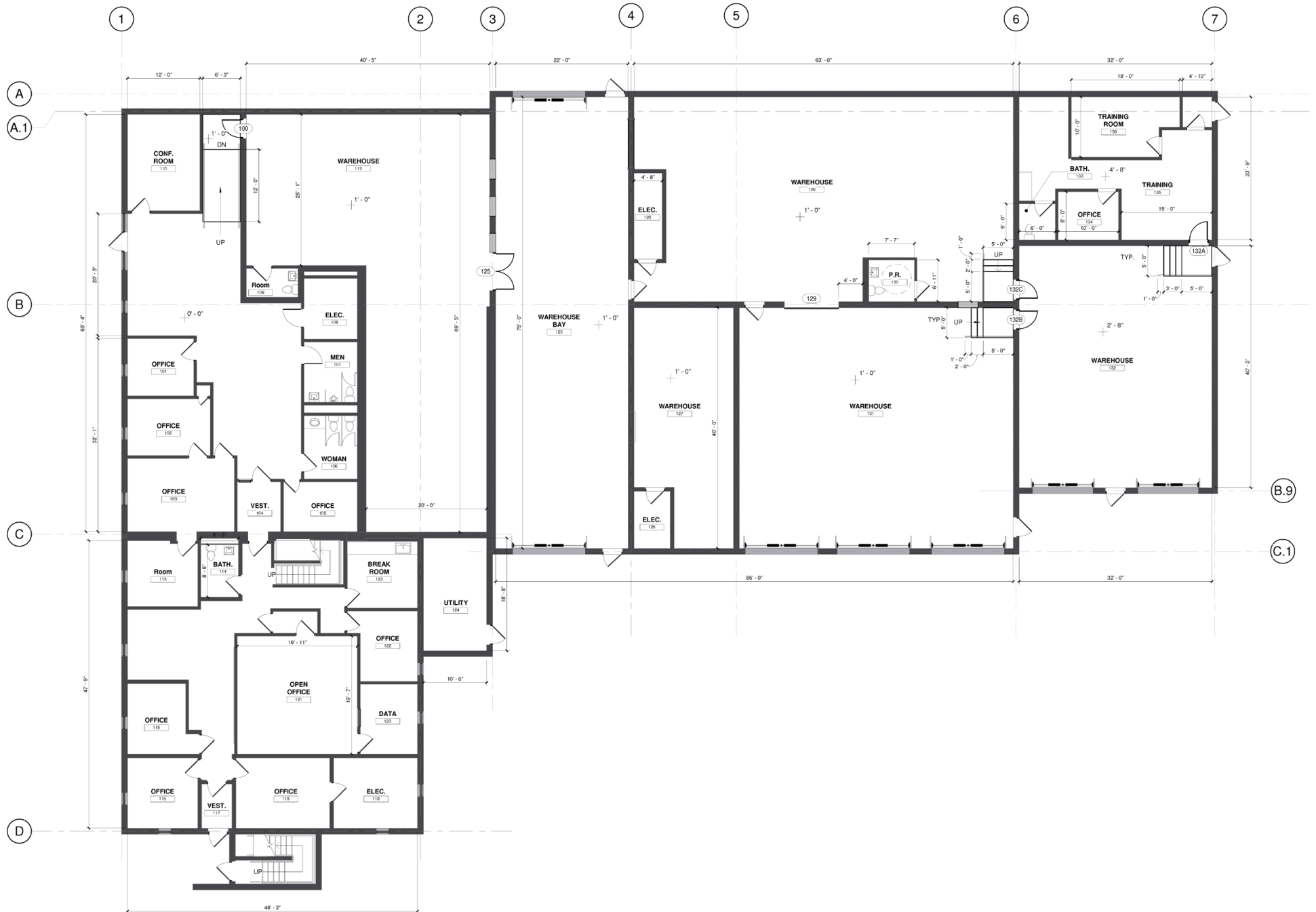
268' ±



GOOGLE STREET VIEW

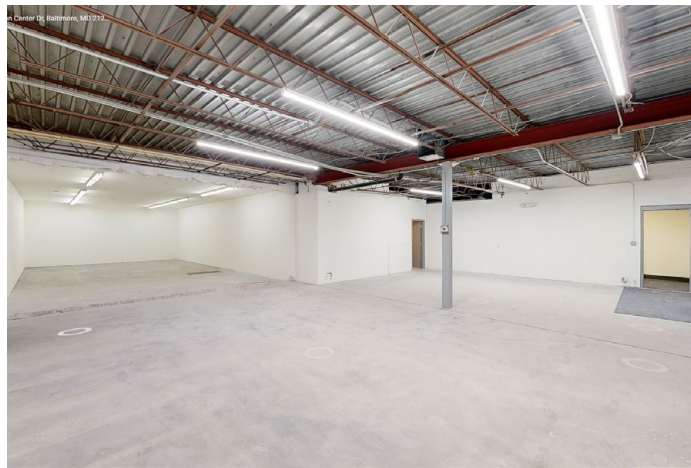
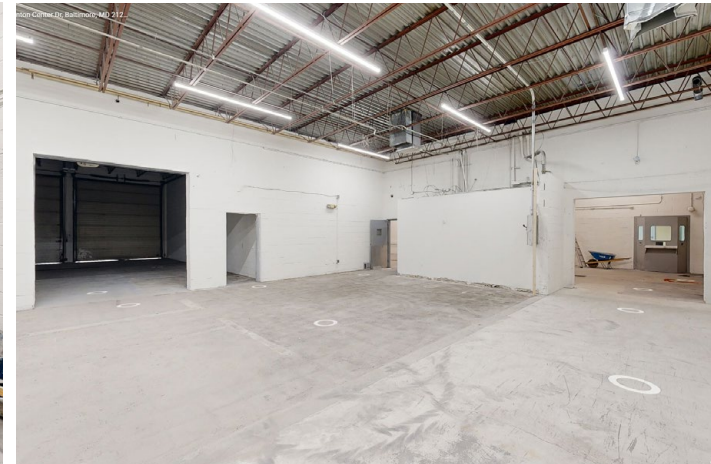
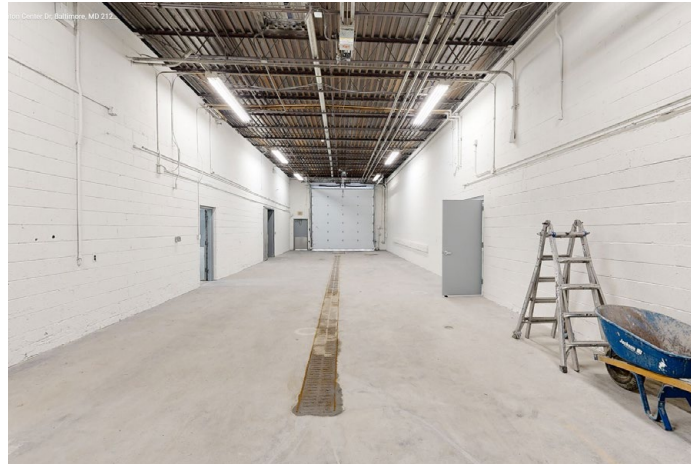


FLOOR PLAN: NEW WORK



INTERIOR PHOTOS

CLICK HERE FOR **VIRTUAL TOUR**



LOCAL BIRDSEYE



BALTIMORE



NORTH POINT BLVD

ODI Overseas Distributors Inc.

BALTIMORE INTERNATIONAL
WAREHOUSING & TRANSPORTATION, INC.



BALTIMORE ST

CANTON CENTER DR



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
1.4 MILES
4 MIN. DRIVE

INTERSTATE 695
1.5 MILES
4 MIN. DRIVE

INTERSTATE 895
2.3 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
5.3 MILES
11 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
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.



FOR MORE INFO CONTACT:

**ANDREW MEEDER, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com

**MATTHEW CURRAN, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com

**DANIEL HUDAK, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com

**KETCH SECOR**

SENIOR VICE PRESIDENT

410.409.0990

KSECOR@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.