



# WAREHOUSE/TRUCK SERVICE BLDG.

3701 E. BALTIMORE STREET | BALTIMORE, MARYLAND 21224

FOR  
SALE



**OWNER  
FINANCING  
AVAILABLE!**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 6,380 SF ± warehouse/truck service property
- All three buildings have a drive-in doors
- Fenced yard
- Air compressor
- Gantry crane in Building 3
- Easy access to I-95, I-895, Rt. 40/Pulaski Hwy
- Close proximity to Downtown Baltimore and the Port of Baltimore
- Ideal for contractor or truck service business

GLA:	6,380 SF ± (SDAT)
LOT SIZE:	.28 ACRES ±
DRIVE-INS:	4 (TOTAL)
POWER:	3 PHASE
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
SALE PRICE:	\$935,000*

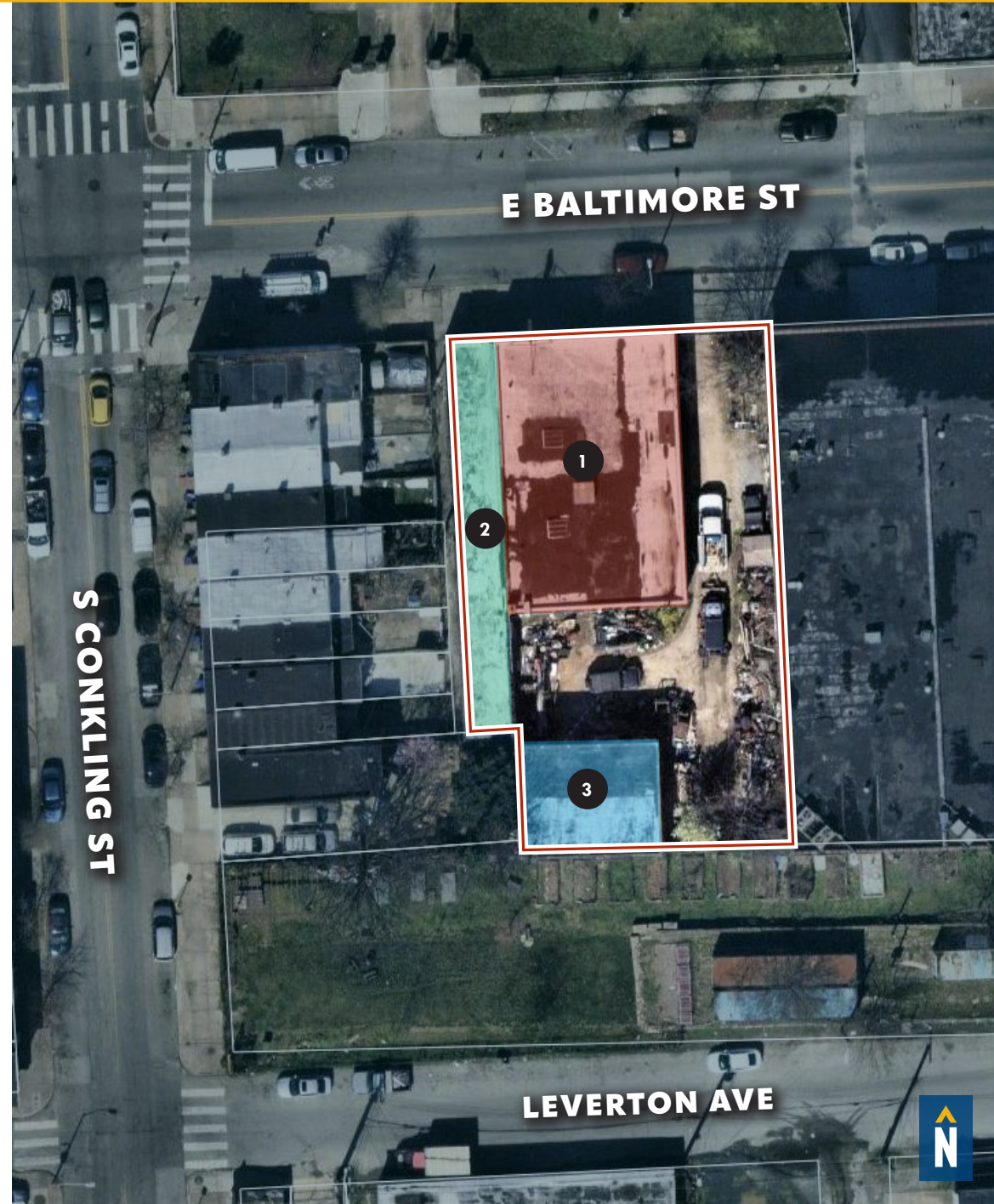
\* Owner financing available



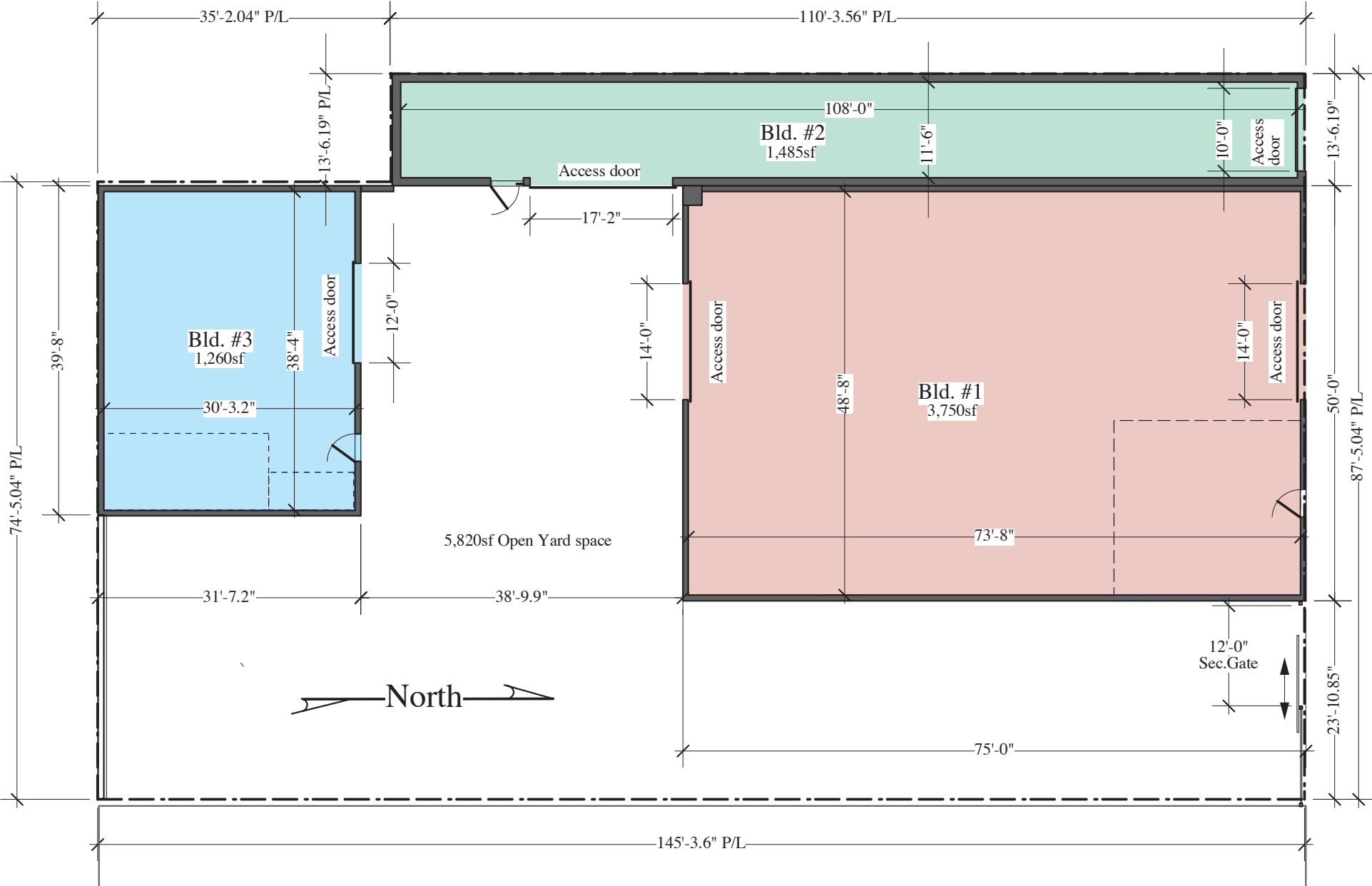


# AERIAL / PROPERTY SPECS

Address:	3701 E. Baltimore Street Baltimore, MD 21224		
	Bldg. 1	Bldg. 2	Bldg. 3
Parcel ID:	26-15-6278-009		
Site Size:	.28 Acres ±		
Building Size:	3,700 SF ± (Shop)	1,430 SF ± (Warehouse)	1,250 SF ± (Shop)
Office:	400 SF ±	None	222 SF ±
Bathrooms:	2	None	1
Clear Height:	14' ±	10' ±	14' ±
Crane:	No	No	Yes (Gantry)
Sprinkler:	None	None	None
Power:	200A single phase 200a three phase	100A single phase 200A three phase	200A single phase 200a three phase
Heat:	Natural gas	None	Wood Stove Oil Furnace (Not Used)
Utilities:	Public Water and Sewer		
<b>Zoning: I-1 (Light Industrial District)</b> <i>Baltimore City, MD</i> The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses.  Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly-type manufacturing, with little to no outside impacts.			



# FLOOR PLAN





# LOCAL BIRDSEYE



BALTIMORE

PATTERSON PARK

SITE

AZLO  
INTERNATIONAL FOODS

E BALTIMORE ST

RENTAL SERVICE  
LB lord baltimore  
uniform

HEBREW FRIENDSHIP CEMETERY

H&S BAKERY





# TRADE AREA

## DRIVING DISTANCE TO:

**40** 0.5 MILES  
2 MIN. DRIVE

**INTERSTATE 895** 1.4 MILES  
3 MIN. DRIVE

**INTERSTATE 95** 1.8 MILES  
6 MIN. DRIVE

**PORT OF BALTIMORE**  
2.9 MILES  
7 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
13.6 MILES  
16 MIN. DRIVE

**BALTIMORE, MD** 2.5 MILES  
9 MIN.

**WASHINGTON, DC** 42.5 MILES  
1 HR. 0 MIN.

**PHILADELPHIA, PA** 98.7 MILES  
1 HR. 35 MIN.

**RICHMOND, VA** 157.0 MILES  
2 HRS. 30 MIN.





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