

PROPERTY OVERVIEW

SINCLAIR BUSINESS CENTER 1

4220 SHANNON DRIVE, BALTIMORE, MD 21213



Building Information

- Access via Route 40, I-95 and Erdman Avenue or Moravia Road
- One-story masonry construction with steel trim
- 20' clear ceiling height
- Dock and drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Baltimore City, M-1-1 zoning: light manufacturing, office, warehousing, distribution
- Located in a federal HUBZone
- MTA bus stop within walking distance
- Four miles to marine terminals



Surrounding Amenities

- United States Postal Service
- McDonald's
- Red Rooster Restaurant
- Popeyes Louisiana Kitchen
- Wells Fargo
- Long John Silver's
- Lung Wah Chinese
- Giant Supermarket
- Family Dollar
- Public Storage

Site Plan

Sinclair Business Center 1

4220 Shannon Drive

Industrial

45,000 SF



“The dedication to meeting our needs has been evident in each and every project...the end result has been nothing short of spectacular.”

BRIAN HUDKINS
PRESIDENT
GRAMOPHONE



