



INDUSTRIAL/WAREHOUSE BUILDING

700 KANE STREET | BALTIMORE, MARYLAND 21224

FOR
**SALE/
LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 13,000 SF fully conditioned warehouse
- Heavy power (3 phase)
- Wet sprinkler
- Great signage opportunity
- Multiple points of ingress/egress
- Superior highway access (I-95, I-895, I-695)
- Excellent visibility (17,590 cars/day on Kane Street; 147,130 cars/day on I-95)

AVAILABLE:	13,000 SF ±
LOT SIZE:	0.85 ACRES ±
CLEAR HEIGHT:	12' ±
DOCKS:	2 (INTERIOR LOADING WELL)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
SALE PRICE:	\$1,500,000
RENTAL RATE:	\$12.00 PSF, NNN



AERIAL



KANE ST



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



BALTIMORE

STREETS Market
Jordan Market
CHICKO'S
Starbucks
LA FITNESS

JOHNS HOPKINS MEDICINE
JOHNS HOPKINS BAYVIEW MEDICAL CENTER

BELTS

DARCARS AUTOMOTIVE GROUP
TOYOTA

BACUS

DUNKIN'

KING ARCHITECTURAL METALS

Urban Hot CHICKEN

THE HOME DEPOT



KANE ST

95

INTERSTATE 95



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
0.9 MILES
2 MIN. DRIVE

INTERSTATE 895
1.4 MILES
3 MIN. DRIVE

INTERSTATE 695
2.7 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
3.0 MILES
8 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)
Helen Delich Bentley

BWI
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT
14.2 MILES
13 MIN. DRIVE
Thurgood Marshall

BALTIMORE, MD
8.3 MILES
13 MIN.

WASHINGTON, DC
43.1 MILES
1 HR. 0 MIN.

PHILADELPHIA, PA
99.0 MILES
1 HR. 30 MI

RICHMOND, VA
153.0 MILES
2 HRS. 30 MIN.



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