



FOR **LEASE/SALE**

WAREHOUSE BUILDING WITH OUTDOOR STORAGE

4315 EASTERN AVENUE | BALTIMORE, MARYLAND 21224



**RENOVATIONS
UNDERWAY!**

NEW ROOF, CRUSHER RUN,
EXTERIOR PAINT &
LED LIGHTING



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 10,364 SF \pm warehouse building on 0.56 acres \pm
- Excellent clear height (24' \pm)
- Three (3) oversized drive-in doors
- Ample outdoor storage area
- IMU-1 zoning allows for a wide variety of uses
- Excellent access to I-95
- Renovations underway (new roof, crusher run, exterior paint, and LED lighting)



| | |
|----------------|------------------------------------|
| BUILDING SIZE: | 10,364 SF \pm |
| LOT SIZE: | 0.56 ACRES \pm |
| CLEAR HEIGHT: | 24' \pm |
| DRIVE-INS: | 3 (12' W x 14' H) |
| SPRINKLER: | DRY |
| ZONING: | IMU-1 (INDUSTRIAL MIXED-USE DIST.) |

AERIAL

DRIVE-IN

EASTERN AVE

S JANNEY ST

140' ±

300' ±

320' ±

GOOGLE STREET VIEW



LOCAL BIRDSEYE



CHARMCITYSKATEPARK

THE GROUPS AT CANTON CROSSING

Monumental SUPPLY COMPANY

Mobtown

URBANBUILT

best

MEALS on WHEELS OF CENTRAL MARYLAND

SOUTHEASTERN ROASTERY

SITE



TRADE AREA

DRIVING DISTANCE TO:

40 0.8 MILES
4 MIN. DRIVE

INTERSTATE 895 0.9 MILES
4 MIN. DRIVE

INTERSTATE 95 1.7 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
3.1 MILES
12 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall
13.6 MILES
16 MIN. DRIVE

BALTIMORE, MD 3.7 MILES
12 MIN.

WASHINGTON, DC 42.4 MILES
50 MIN.

PHILADELPHIA, PA 98.6 MILES
1 HR. 30 MIN.

RICHMOND, VA 152.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION



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