



EASTERN BUSINESS CENTER

6801 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR
LEASE

**\$4.00/
PSF NNN***

**MULTIPLE
LEASING
SCENARIOS**

*1ST YEAR OF LEASE TERM



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

LEASING SCENARIOS:

OPTION 1:	2,868 SF ± (+ 1 DOCK)
OPTION 2:	4,342 SF ± (+ 2 DOCKS)
OPTION 3:	4,994 SF ± (+ 2 DOCKS)
OPTION 4:	6,435 SF ± (+ 1 DOCK)
OPTION 5:	7,210 SF ± (+ 3 DOCKS)
OPTION 6:	7,862 SF ± (+ 2 DOCKS)
OPTION 7:	9,303 SF ± (+ 2 DOCKS)
OPTION 8:	11,849 SF ± (+ 3 DOCKS)
OPTION 9:	12,204 SF ± (+ 4 DOCKS)
OPTION 10:	13,645 SF ± (+ 4 DOCKS)
OPTION 11:	18,639 SF ± (+ 5 DOCKS)
CLEAR HEIGHT	12'-14' ±
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
RENTAL RATE:	\$4.00/PSF NNN* (*1ST YEAR OF LEASE TERM)

- Abundant on-site parking and outdoor area
- Situated on the Baltimore City/County line
- Unparalleled access to I-95, I-695 and Downtown Baltimore
- 1 mi. from Johns Hopkins Bayview Medical Center
- Close proximity to numerous retail and amenities, like The Home Depot, Wawa, Dunkin' and the new Yard 56 (Streets Market, Chipotle and more!)
- Recently renovated/façade upgrades



AERIAL



AERIAL



150

EASTERN AVE

EXIT 59

ExtraSpace Storage

- DRIVE-IN
- DOCK

45TH ST

46TH ST



GOOGLE STREET VIEW



LOCAL BIRDSEYE

BALTIMORE



150



EXIT 59

EASTERN AVE

ExtraSpace Storage



150

45TH ST



LOCAL BIRDSEYE



EASTPOINT
MALL

150

DUNDALK
POLICE STATION

MIDAS

OAK LAWN
CEMETERY

ST ANDREWS
CEMETERY

enterprise

ExtraSpace
Storage

SITE

FAIT AVE

JOHN RUHRAH
ELEM. SCHOOL

EASTERN AVE

EXIT
59

INTERSTATE
95

150

INTERSTATE
95



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
0.2 MILES
1 MIN. DRIVE

INTERSTATE 895
2.0 MILES
3 MIN. DRIVE

INTERSTATE 695
2.2 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
4.8 MILES
8 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT
14.1 MILES
13 MIN. DRIVE

BALTIMORE, MD
8.3 MILES
15 MIN.

WASHINGTON, DC
43.0 MILES
1 HR. 0 MIN.

PHILADELPHIA, PA
97.8 MILES
1 HR. 30 MI

RICHMOND, VA
159.0 MILES
2 HRS. 40 MIN.



FOR MORE INFO **CONTACT:**



ALTON CURRY

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



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



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