



WAREHOUSE/TRUCK SERVICE BLDG.

3701 E. BALTIMORE STREET | BALTIMORE, MARYLAND 21224

FOR
SALE

PRICE
REDUCTION!!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 6,380 SF \pm 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
- Located in an Opportunity Zone

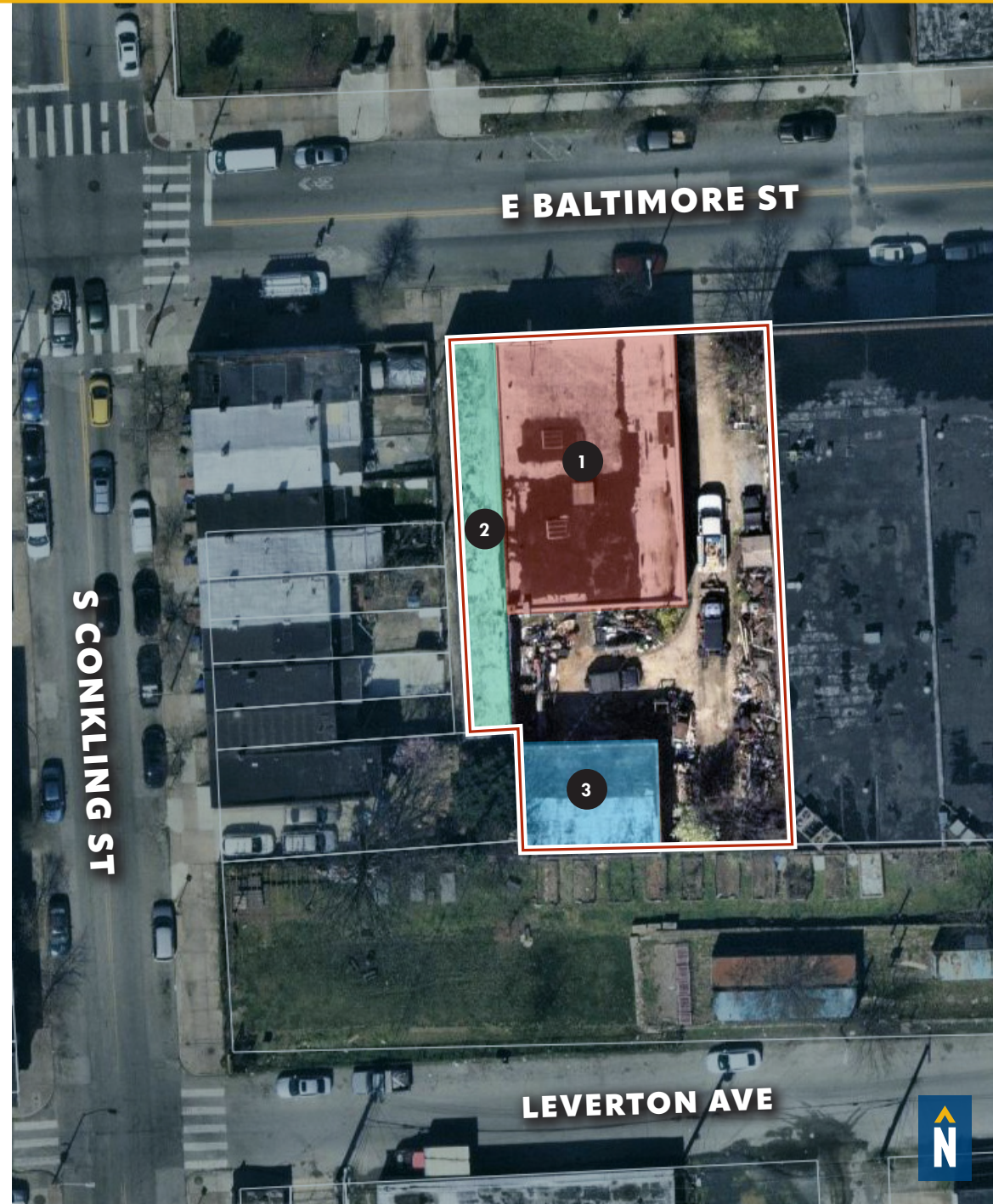
GLA:	6,380 SF \pm (SDAT)
LOT SIZE:	.28 ACRES \pm
DRIVE-INS:	4 (TOTAL)
POWER:	3 PHASE
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
SALE PRICE:	\$600,000*



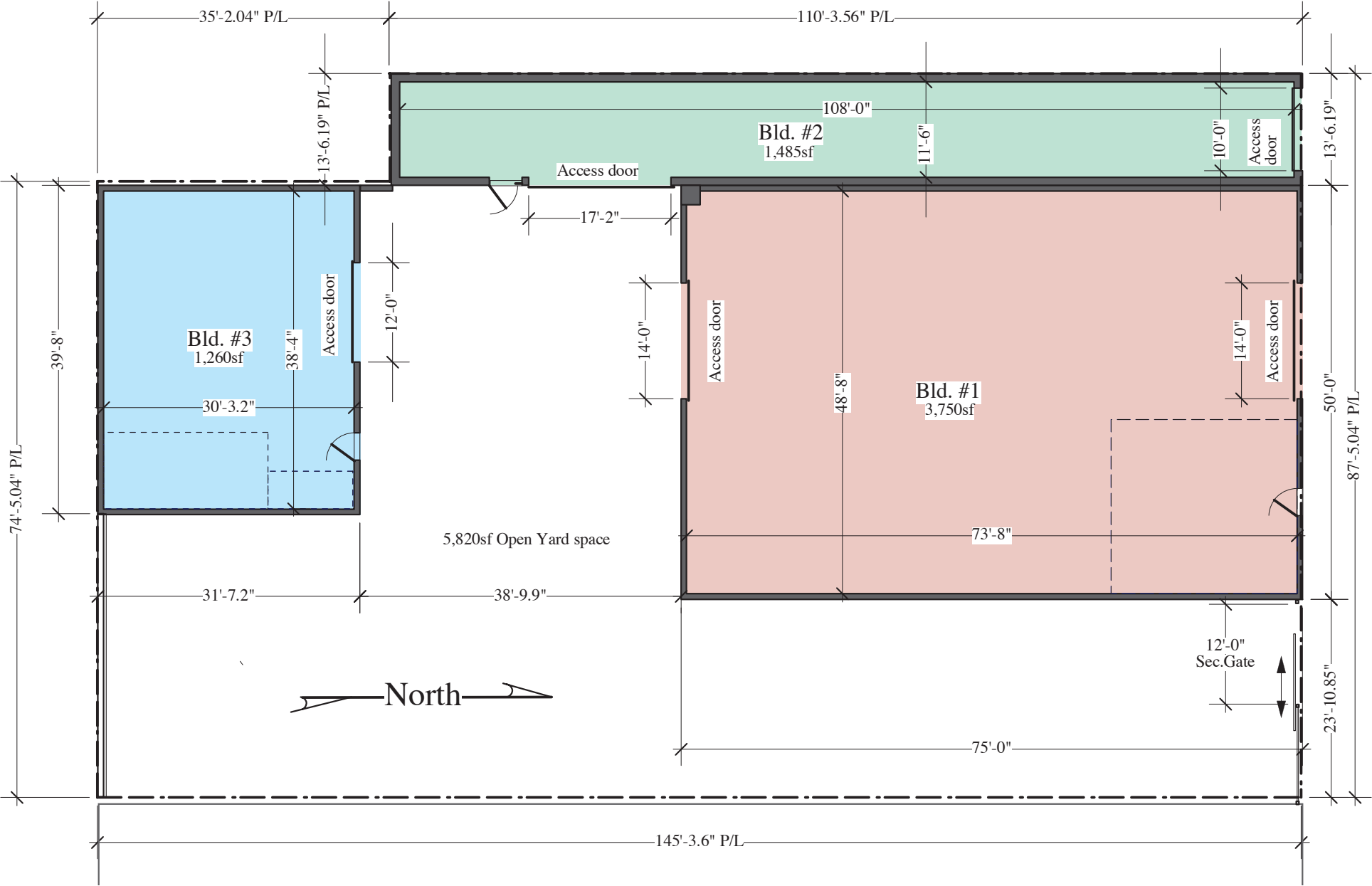
GOOGLE STREET VIEW

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		
Zoning: I-1 (Light Industrial District) <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
1706
2.9 MILES
7 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

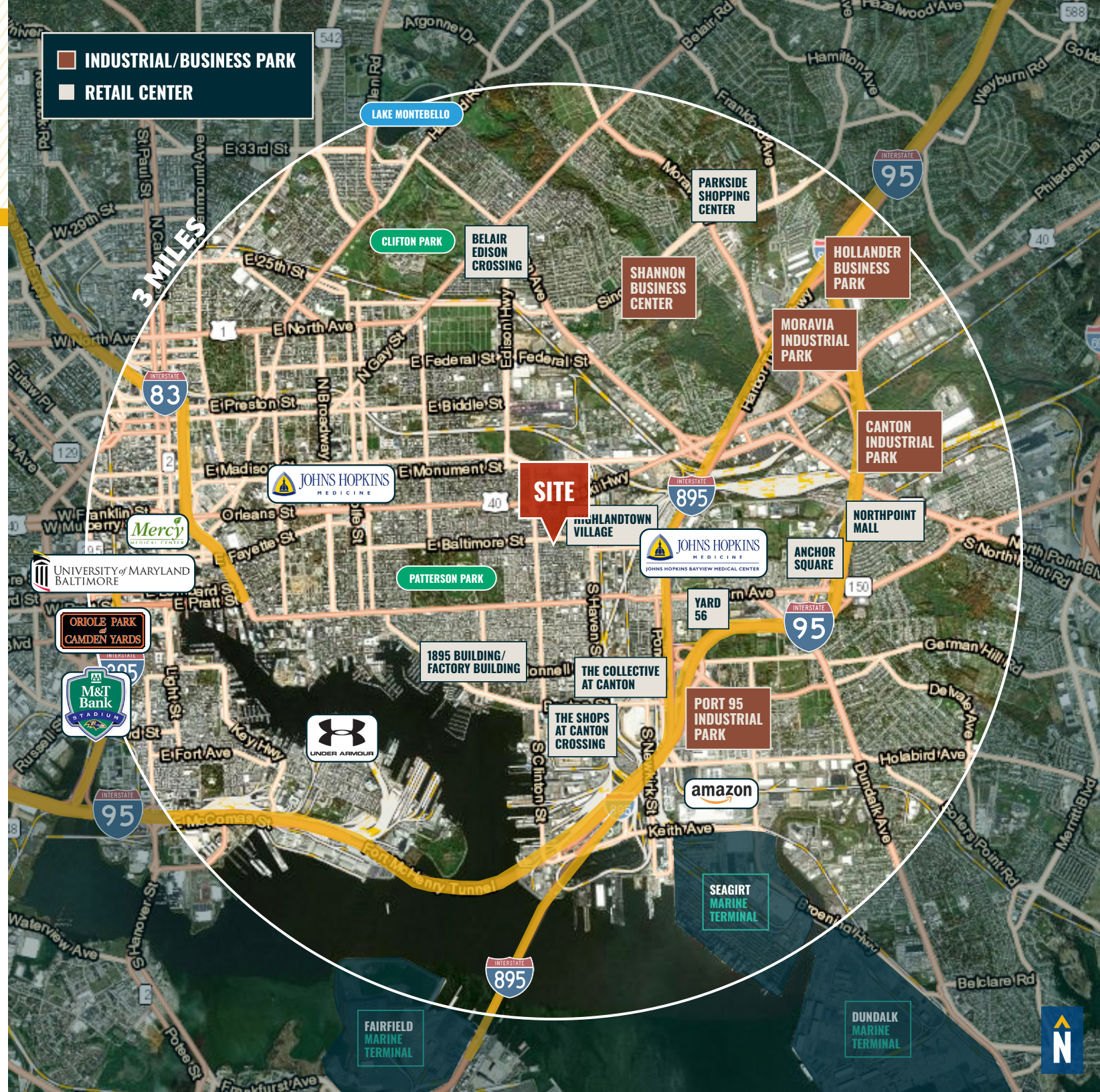
BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall
13.6 MILES
16 MIN. DRIVE

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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**ALTON CURRY**

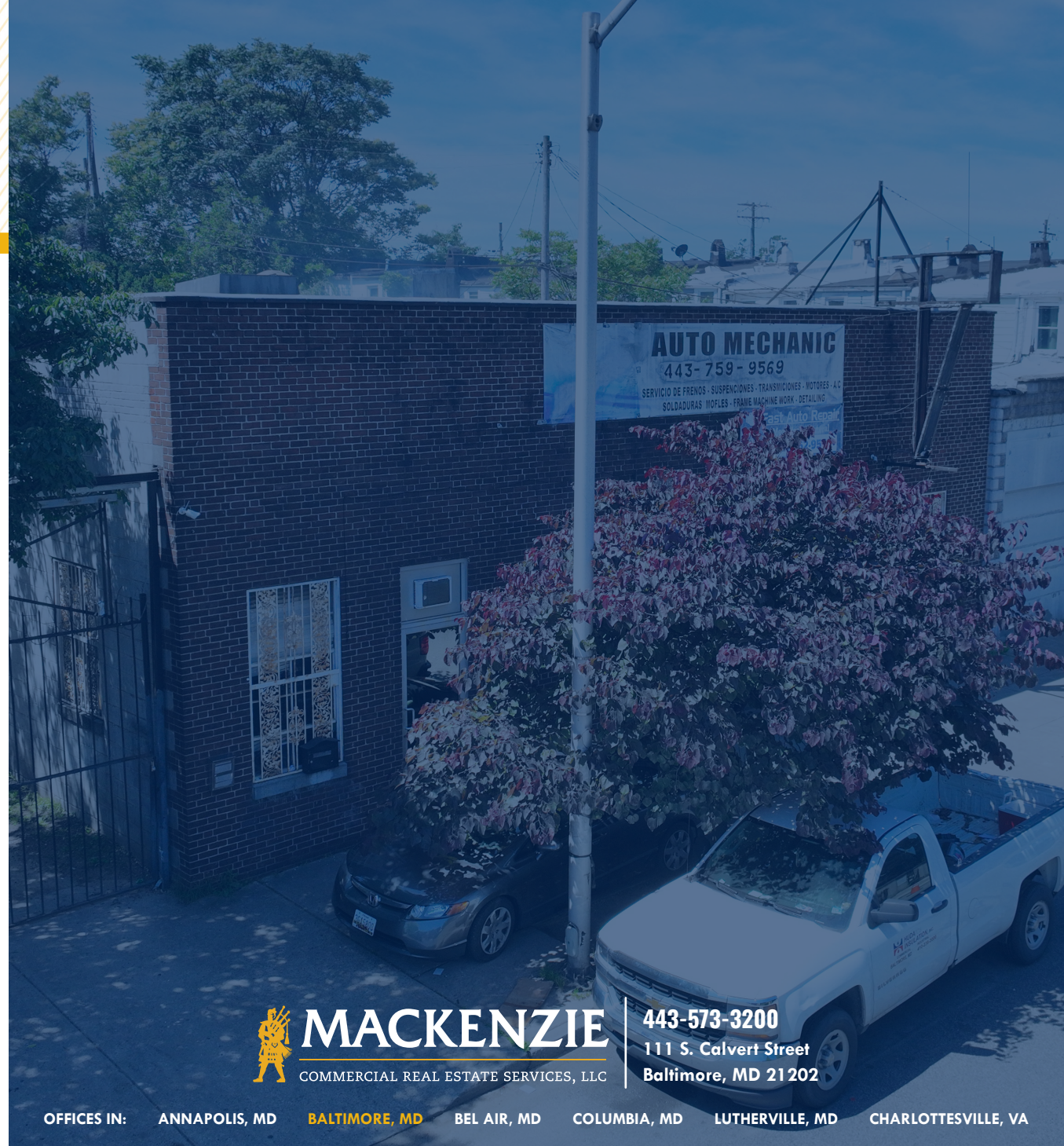
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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