



INDUSTRIAL FOR SALE / LEASE

- 12,000 SF freestanding warehouse in Sinclair Business Center
- 1 acre fully fenced
- Clear Height: 21'+
- Dock Loading
- Power: 3 phase, 800 amps
- Zoning: I-1
- **Freezer/cooler fully operational**
- Access: Convenient to I-95 & Pulaski Highway
- Taxes: \$13,282
- Insurance: \$2,800
- Enterprise Zone

JIM CARONNA

jcaronna@klnb.com | 443-632-2070

BEN BROOKS

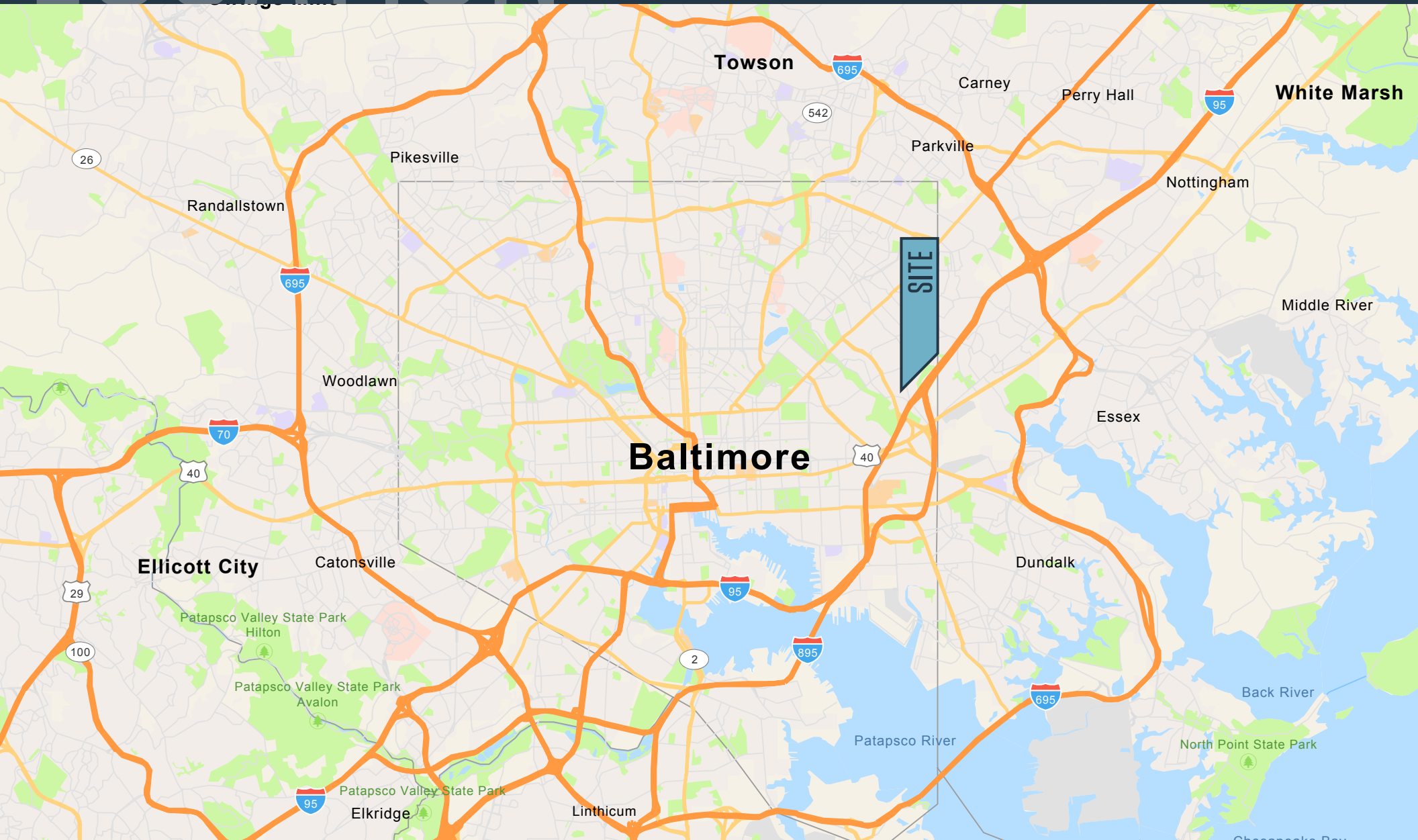
bbrooks@klnb.com | 443-632-2048

klnb.com

LOCATION

SINCLAIR BUSINESS CENTER

4216 SHANNON DRIVE, BALTIMORE, MD 21213, BALTIMORE CITY



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PHOTOS

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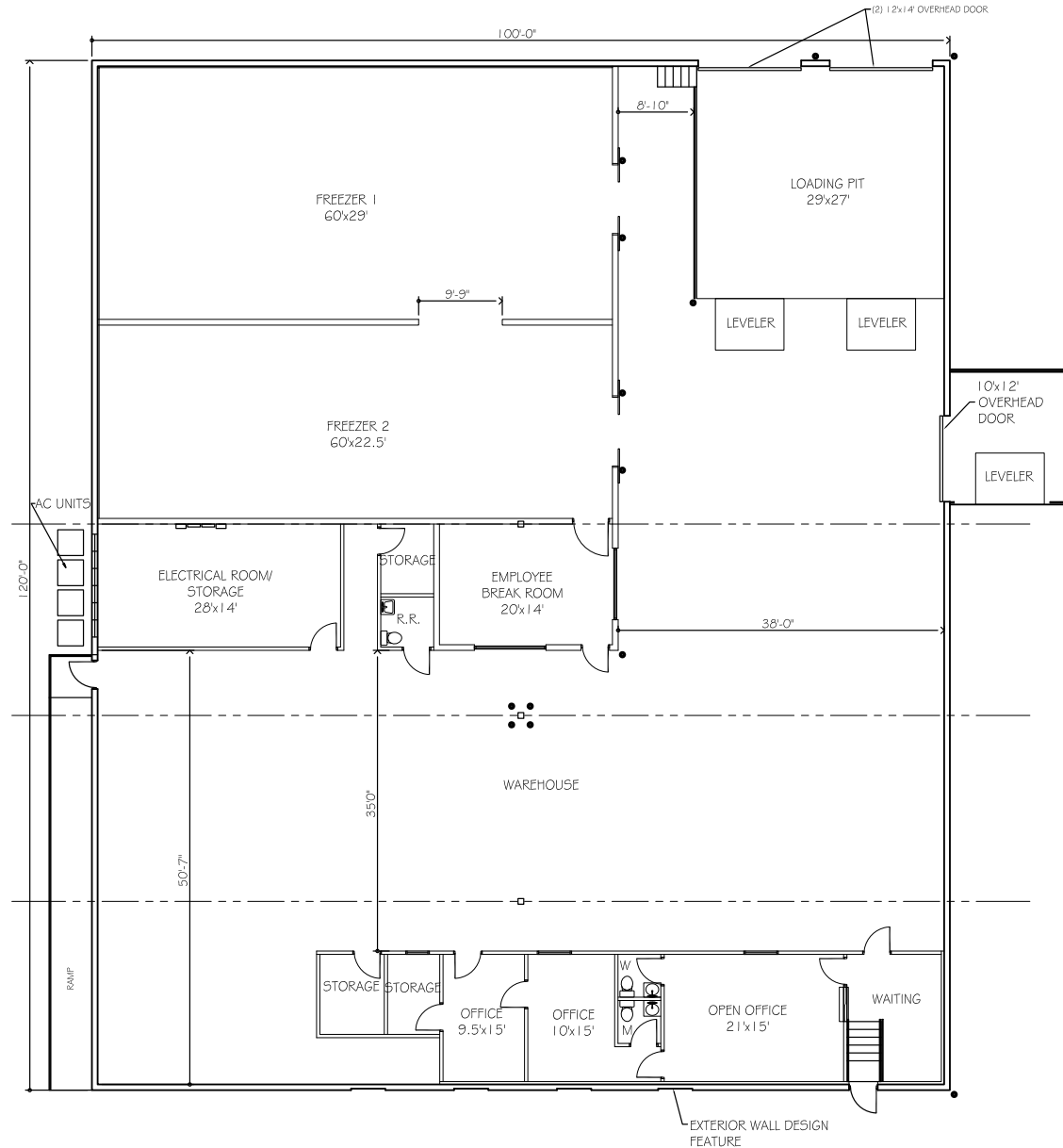
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SITE PLAN

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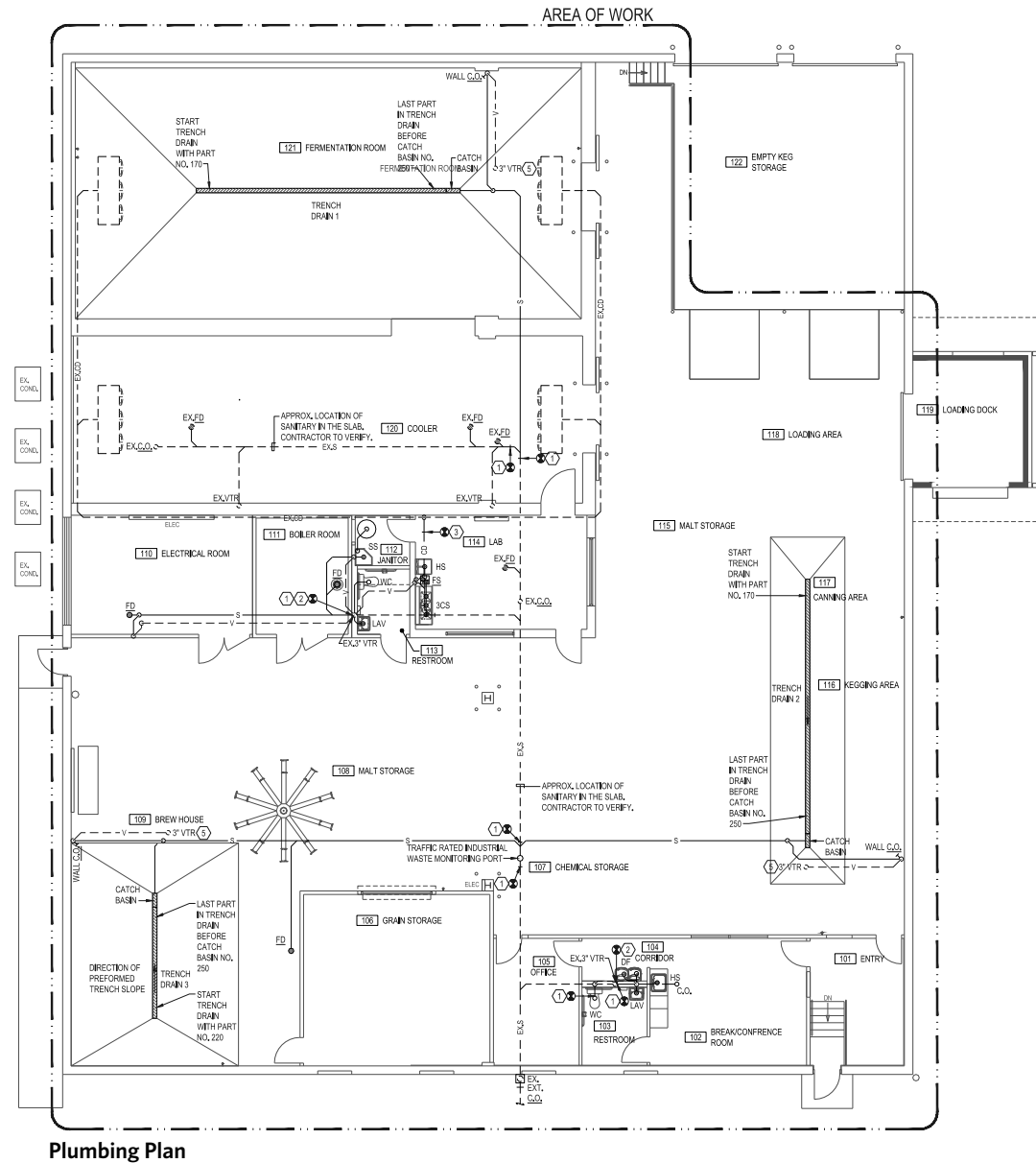
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FOR MORE INFORMATION, PLEASE CONTACT:

JIM CARONNA, SIOR BEN BROOKS

jcaronna@klnb.com bbrooks@klnb.com

443-632-2070 443-752-6637

100 West Road, Suite 505, Towson, MD 21204

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klnb.com



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