



EASTERN BUSINESS CENTER

6801 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR
LEASE

**\$4.00/
PSF NNN***



*1ST YEAR OF LEASE TERM



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,868-14,297 SF ± warehouse space available
- 11,849 SF ± warehouse space available
- 2,019 SF ± 2nd floor office space available
- 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

AVAILABLE:

2,868-14,297 SF ± (WAREHOUSE)

11,849 SF ± (WAREHOUSE)

2,019 SF ± (2ND FLOOR OFFICE)

CLEAR HEIGHT

12'- 14'

ZONING:

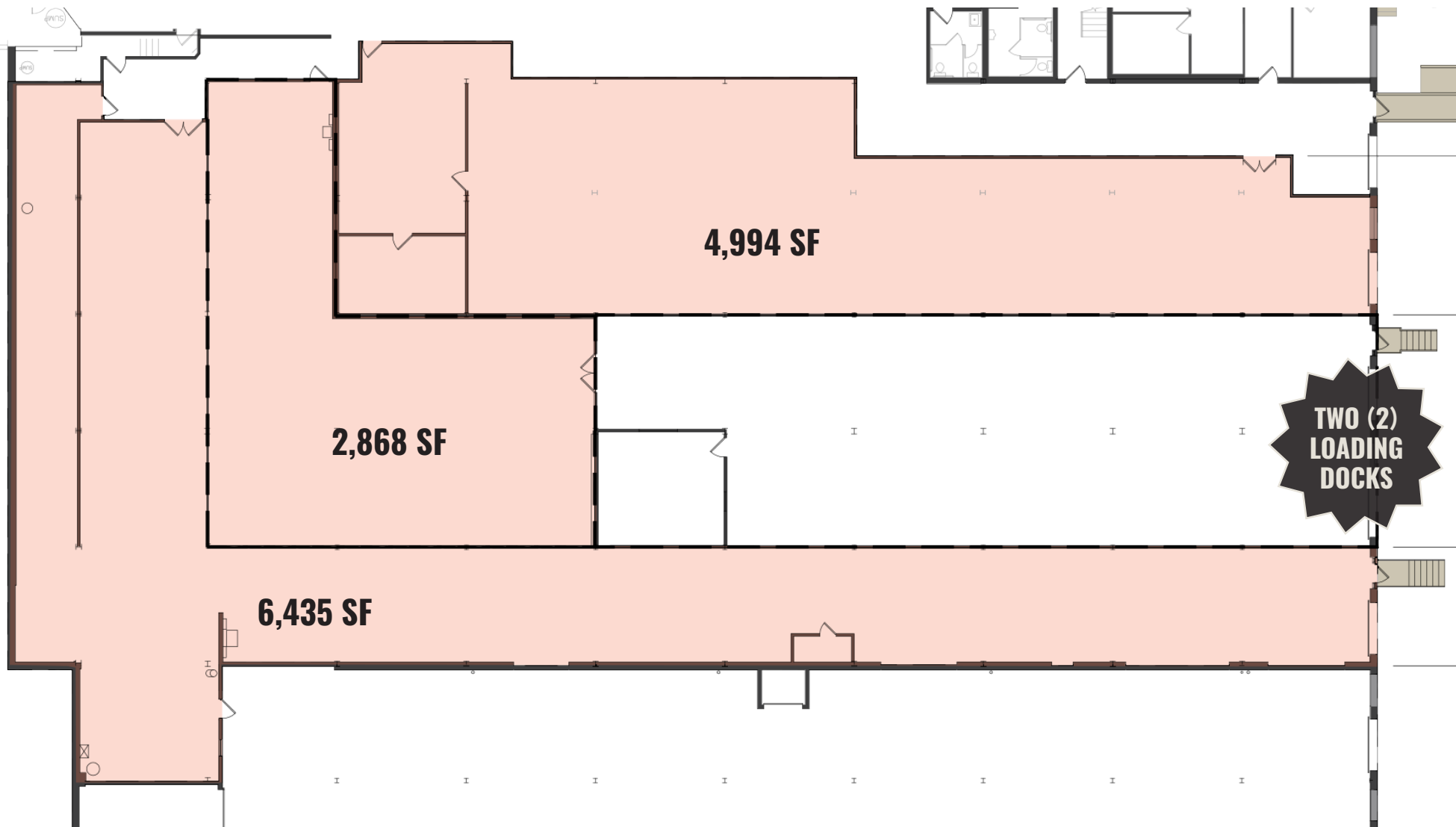
I-2 (GENERAL INDUSTRIAL DISTRICT)

RENTAL RATE:

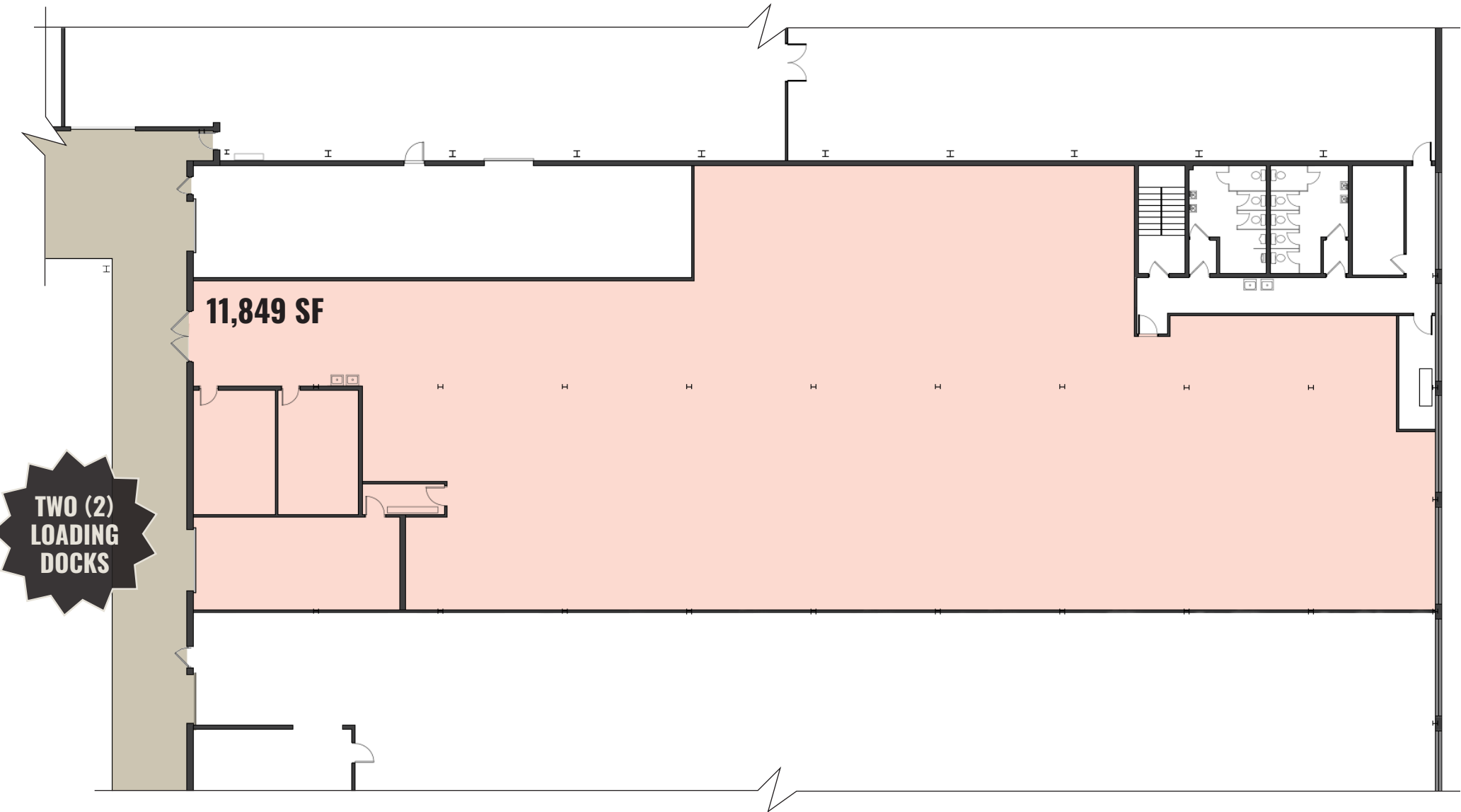
\$4.00/PSF NNN*
(*1ST YEAR OF LEASE TERM)



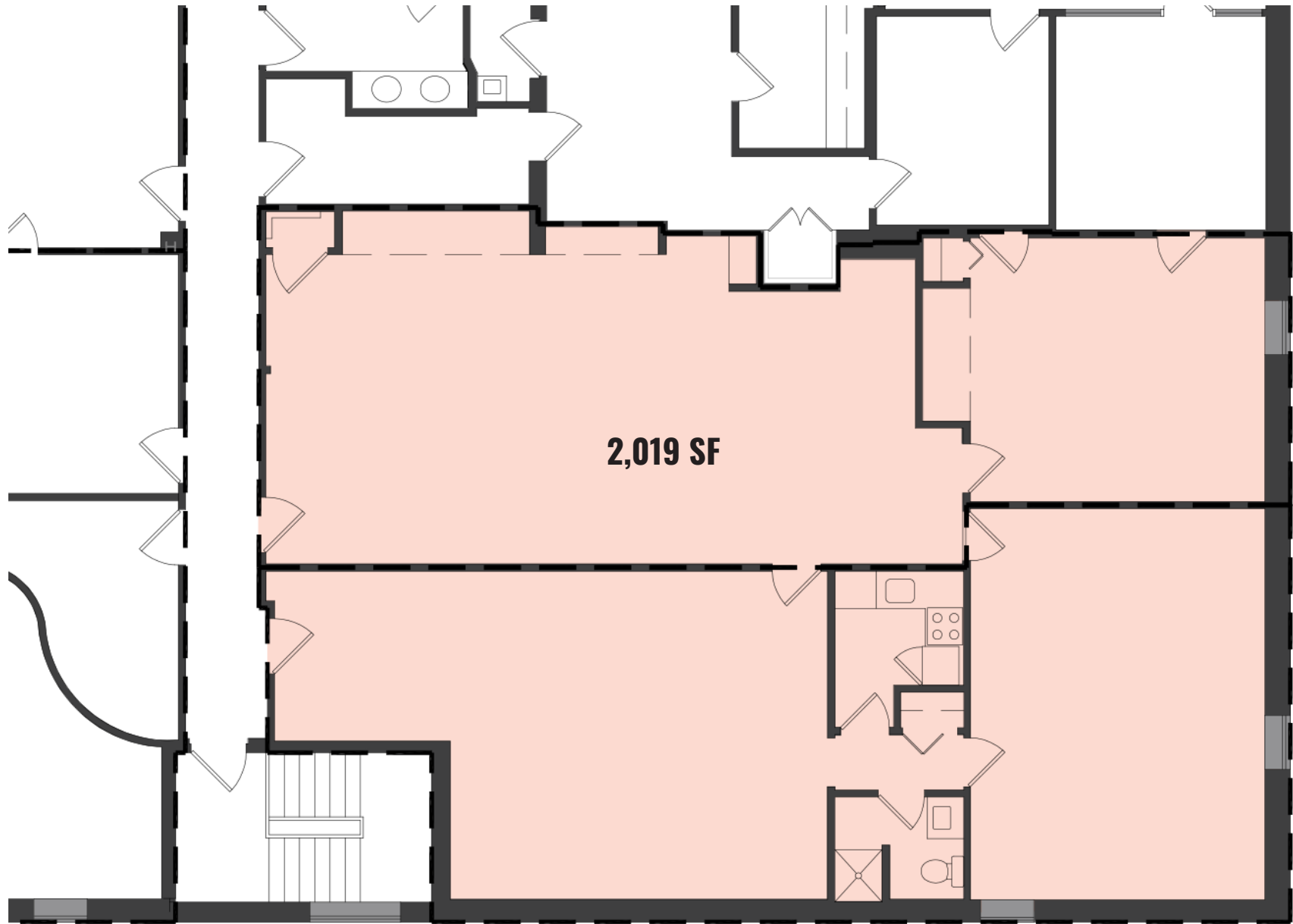
UP TO **14,297 SF** WAREHOUSE SPACE



11,849 SF WAREHOUSE SPACE



2,019 SF OFFICE SPACE



AERIAL



GOOGLE STREET VIEW



LOCAL BIRDSEYE



LOCAL BIRDSEYE



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.

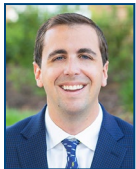


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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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