



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

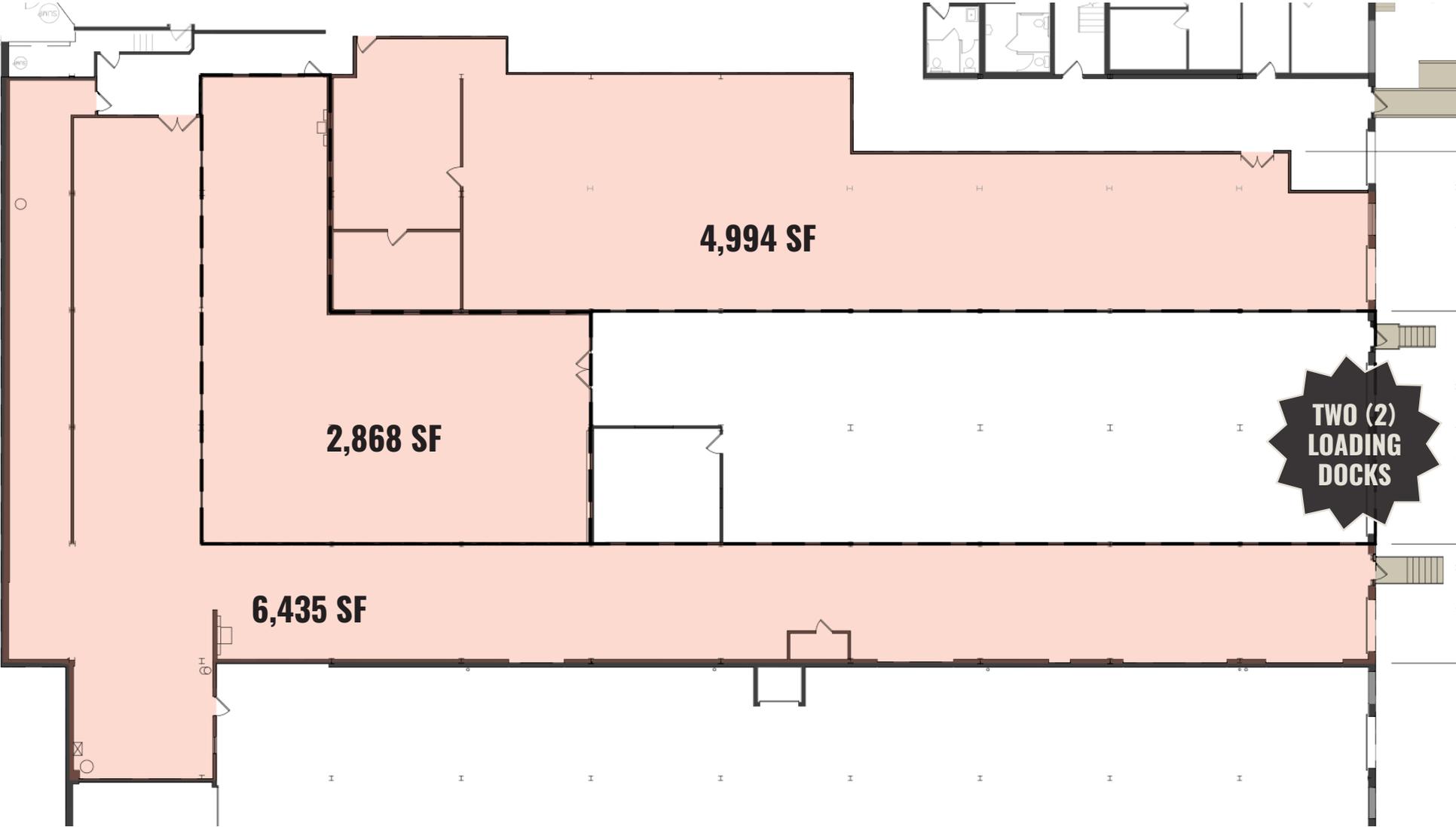
HIGHLIGHTS:

- 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

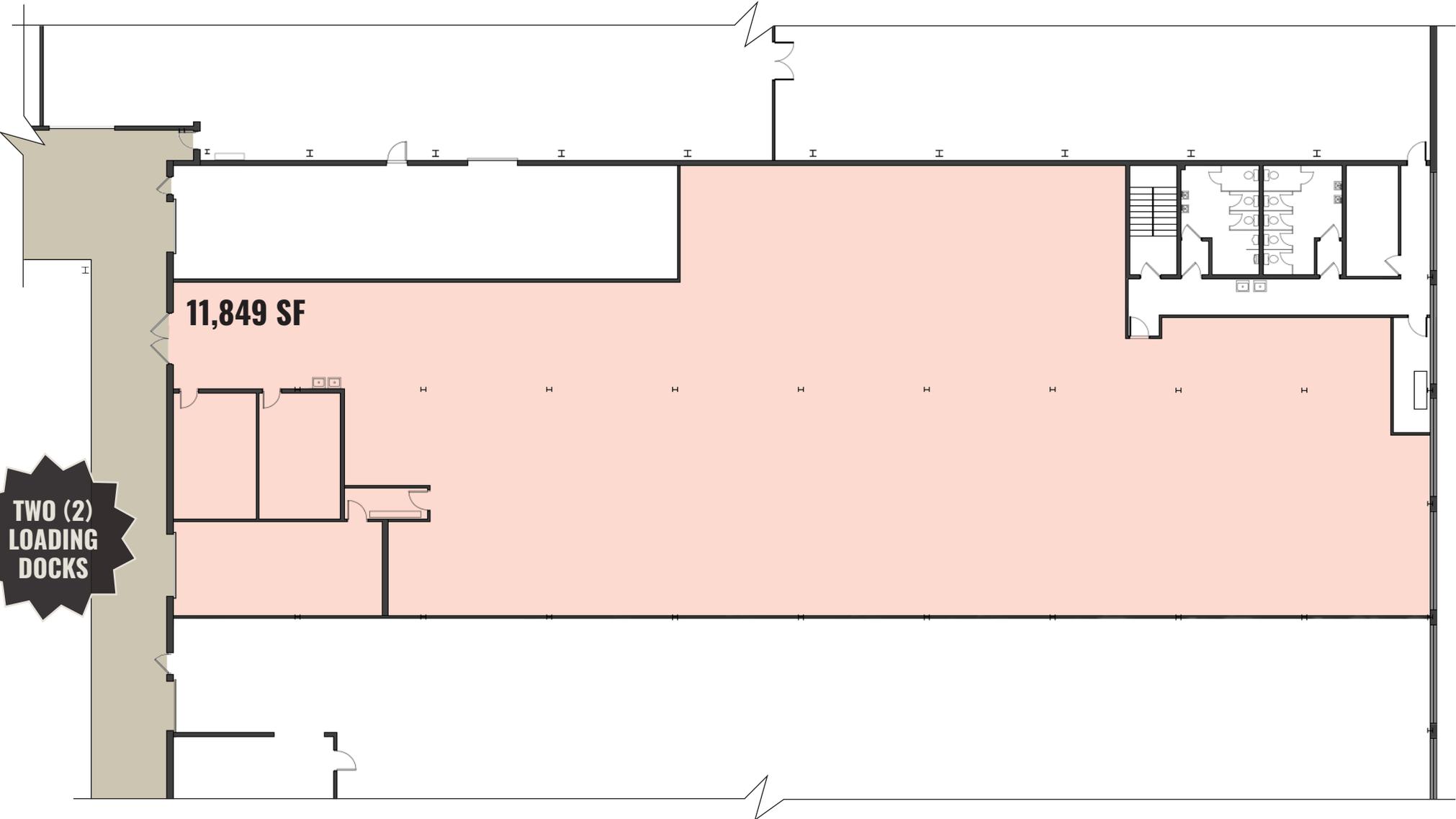
AVAILABLE:	2,868-14,297 SF ± (WAREHOUSE)
	11,849 SF ± (WAREHOUSE)
	2,019 SF ± (2ND FLOOR OFFICE)
CLEAR HEIGHT	12'- 14'
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
RENTAL RATE:	\$4.00/PSF NNN* (*1ST YEAR OF LEASE TERM)



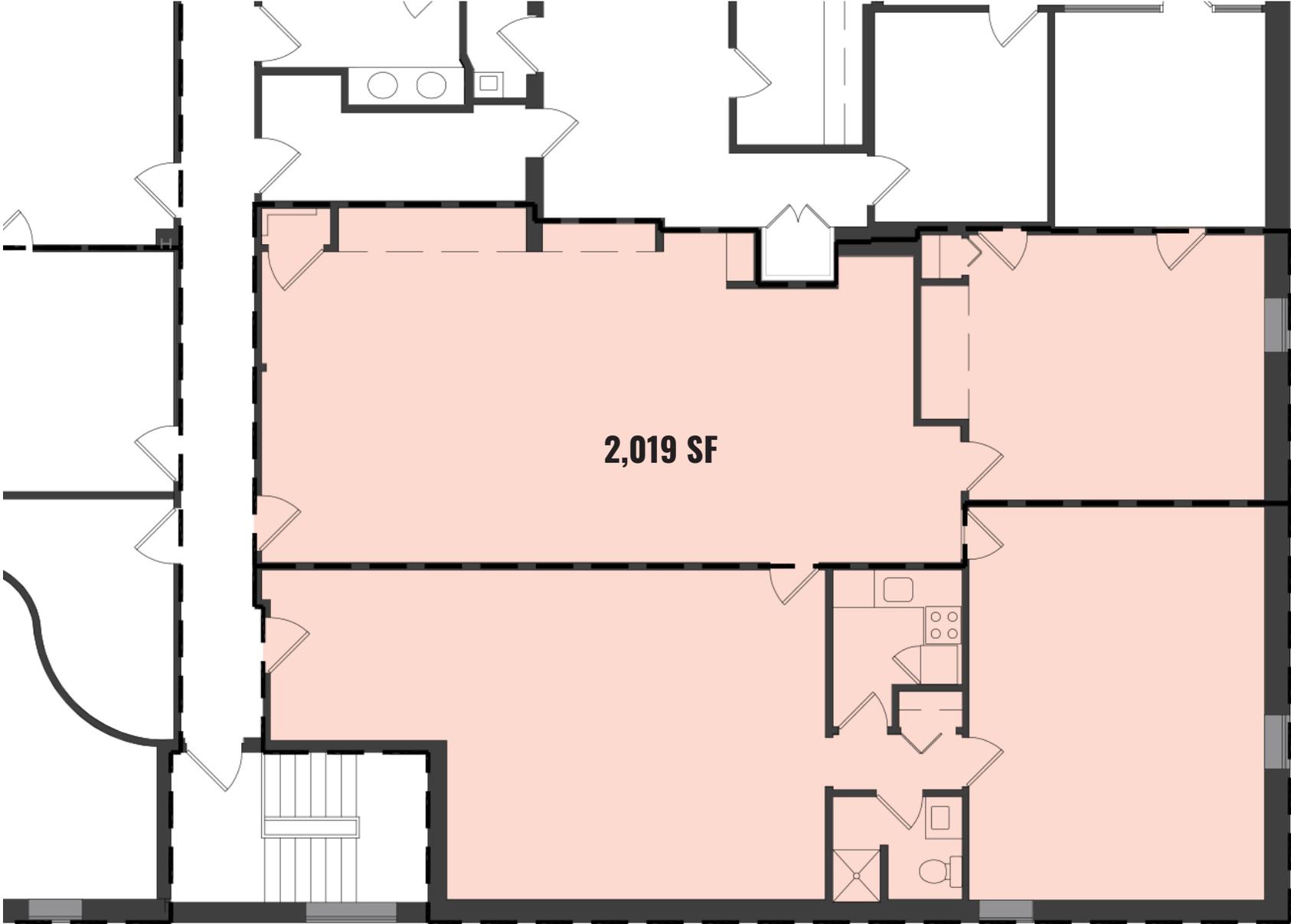
UP TO 14,297 SF WAREHOUSE SPACE



11,849 SF WAREHOUSE SPACE



2,019 SF OFFICE SPACE



AERIAL



150

EASTERN AVE

ExtraSpace
Storage

EXIT
59

45TH ST



GOOGLE STREET VIEW

LOCAL BIRDSEYE

BALTIMORE



150



EXIT 59

EASTERN AVE

ExtraSpace Storage



150

45TH ST



LOCAL BIRDSEYE



EASTPOINT

150
DUNDALK
POLICE STATION

MIDAS

OAK LAWN
CEMETERY

ST ANDREWS
CEMETERY

SITE

enterprise

ExtraSpace
Storage

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
1706
Helen Delich Bentley
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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