



# INDUSTRIAL/WAREHOUSE BUILDING

700 KANE STREET | BALTIMORE, MARYLAND 21224

FOR  
SALE/  
LEASE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

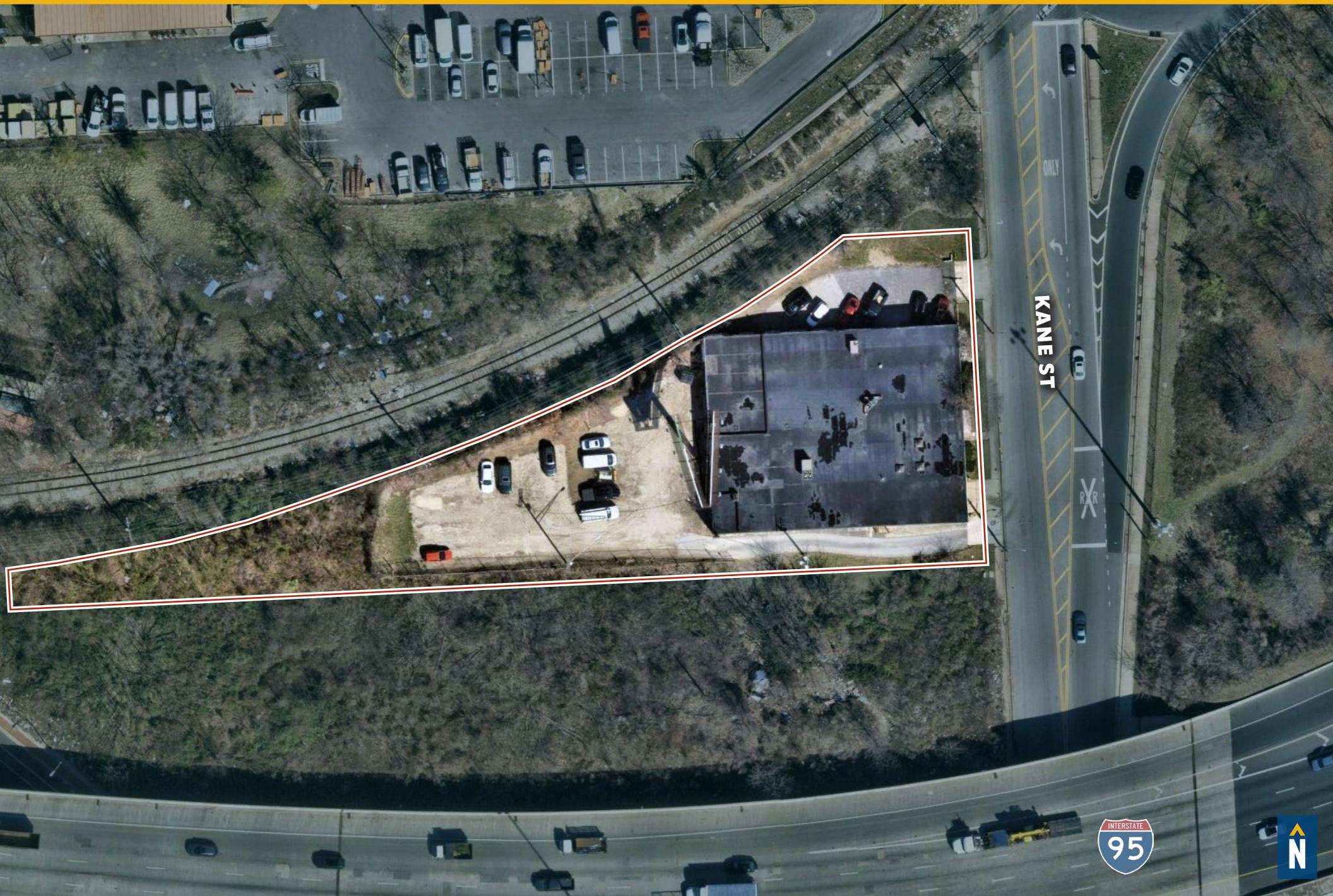
- 13,000 SF fully conditioned warehouse
- Heavy power (3 phase)
- Wet sprinkler
- Great signage opportunity
- Multiple points of ingress/egress
- Superior highway access (I-95, I-895, I-695)
- Excellent visibility (17,590 cars/day on Kane Street; 147,130 cars/day on I-95)

AVAILABLE:	13,000 SF ±
LOT SIZE:	0.85 ACRES ±
CLEAR HEIGHT:	12' ±
DOCKS:	2 (INTERIOR LOADING WELL)
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
SALE PRICE:	\$1,700,000
RENTAL RATE:	\$12.00 PSF, NNN



GOOGLE STREET VIEW

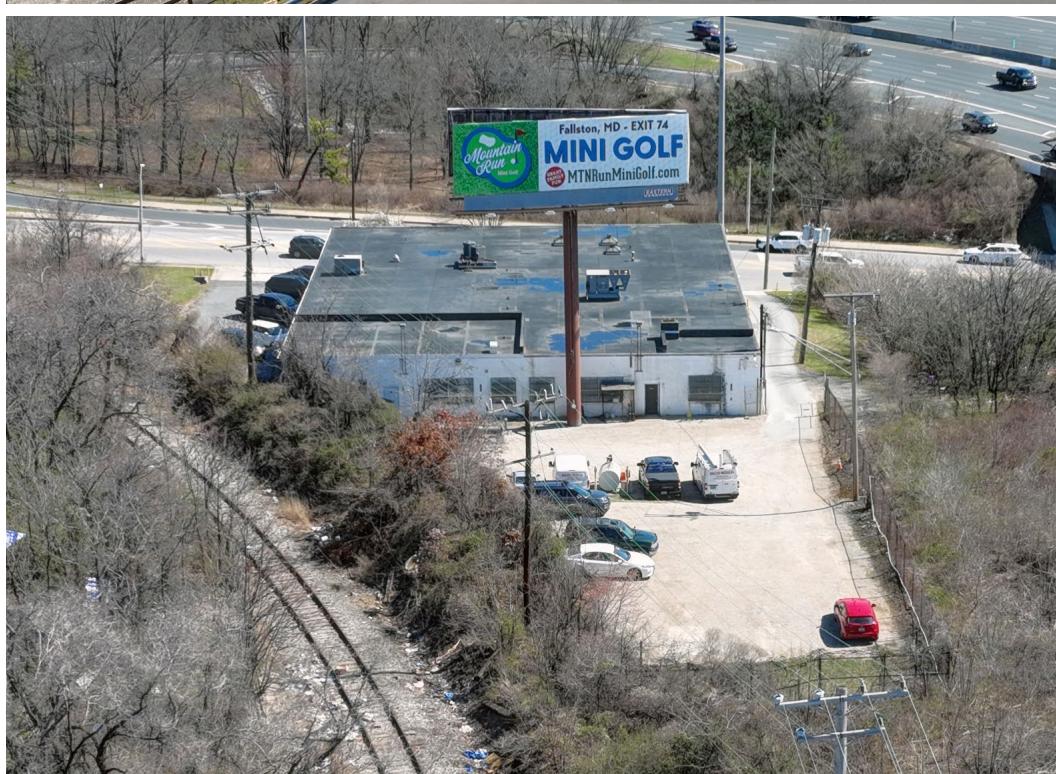
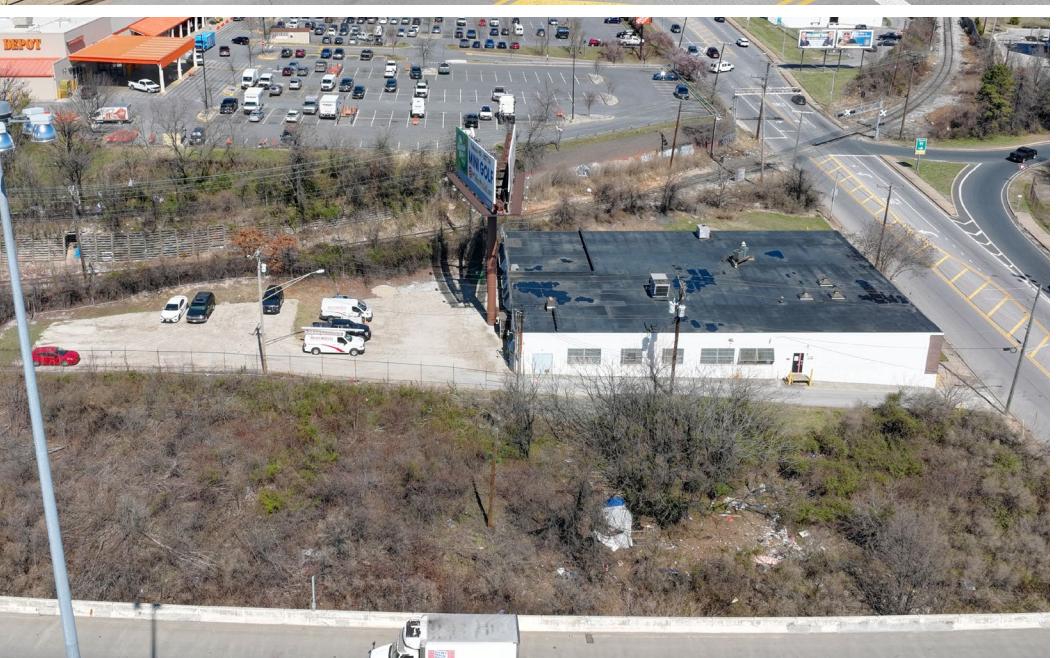
# AERIAL



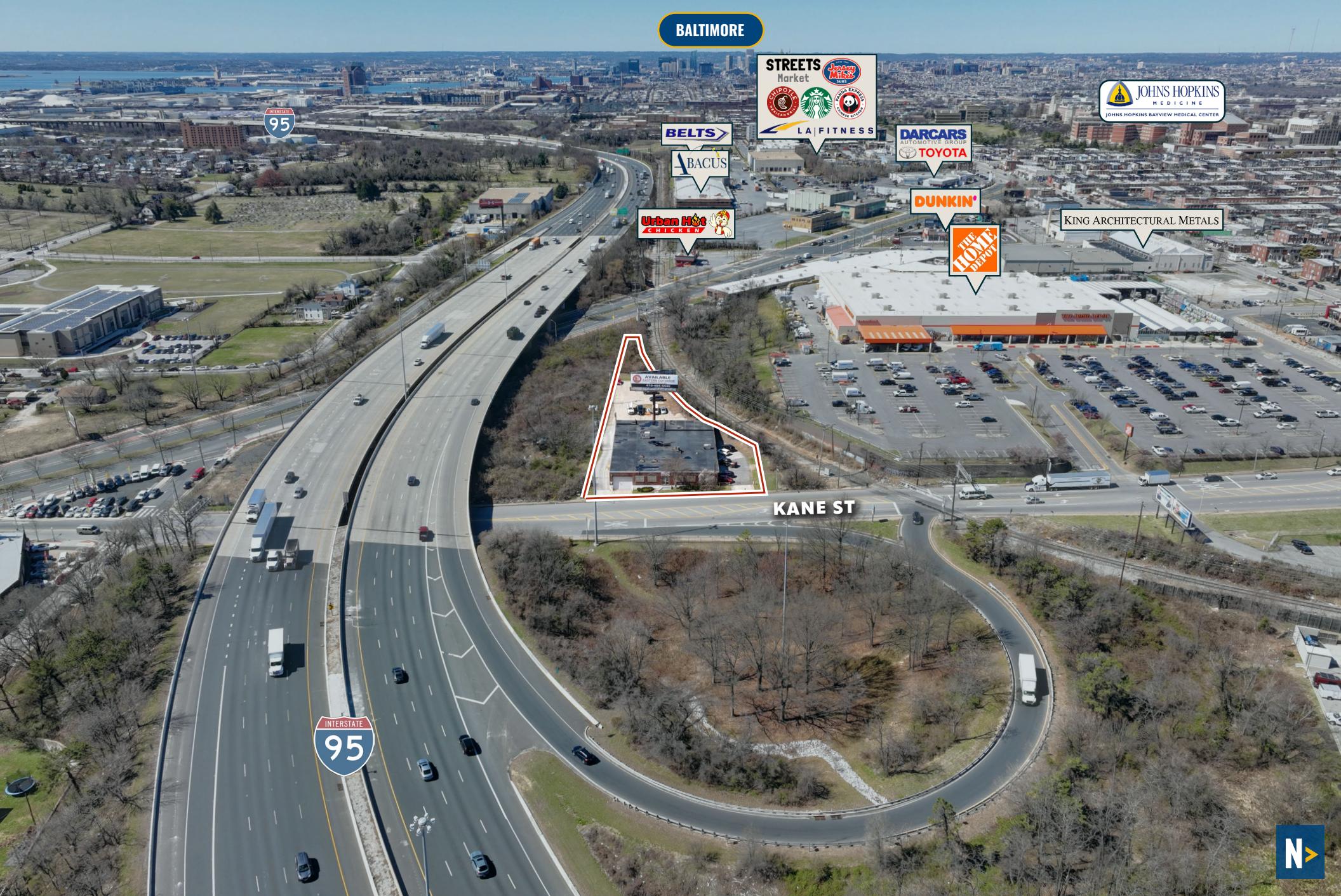
INTERSTATE  
95

N

# ADDITIONAL PHOTOS



# LOCAL BIRDSEYE



# TRADE AREA

## - DRIVING DISTANCE TO:



0.9 MILES  
**2 MIN. DRIVE**



1.4 MILES  
**3 MIN. DRIVE**



2.7 MILES  
**5 MIN. DRIVE**



3.0 MILES  
**8 MIN. DRIVE**  
(SEAGIRT  
MARINE TERMINAL)



14.2 MILES  
**13 MIN. DRIVE**

BALTIMORE, MD

8.3 MILES  
**13 MIN.**

## WASHINGTON, DC

43.1 MILES  
1 HR. 0 MIN.

PHILADELPHIA, PA

99.0 MILES  
1 HR. 30 MI

RICHMOND, VA

153.0 MILES  
2 HRS. 30 MIN



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