



INDUSTRIAL/WAREHOUSE BUILDING

700 KANE STREET | BALTIMORE, MARYLAND 21224

FOR
**SALE/
LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

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

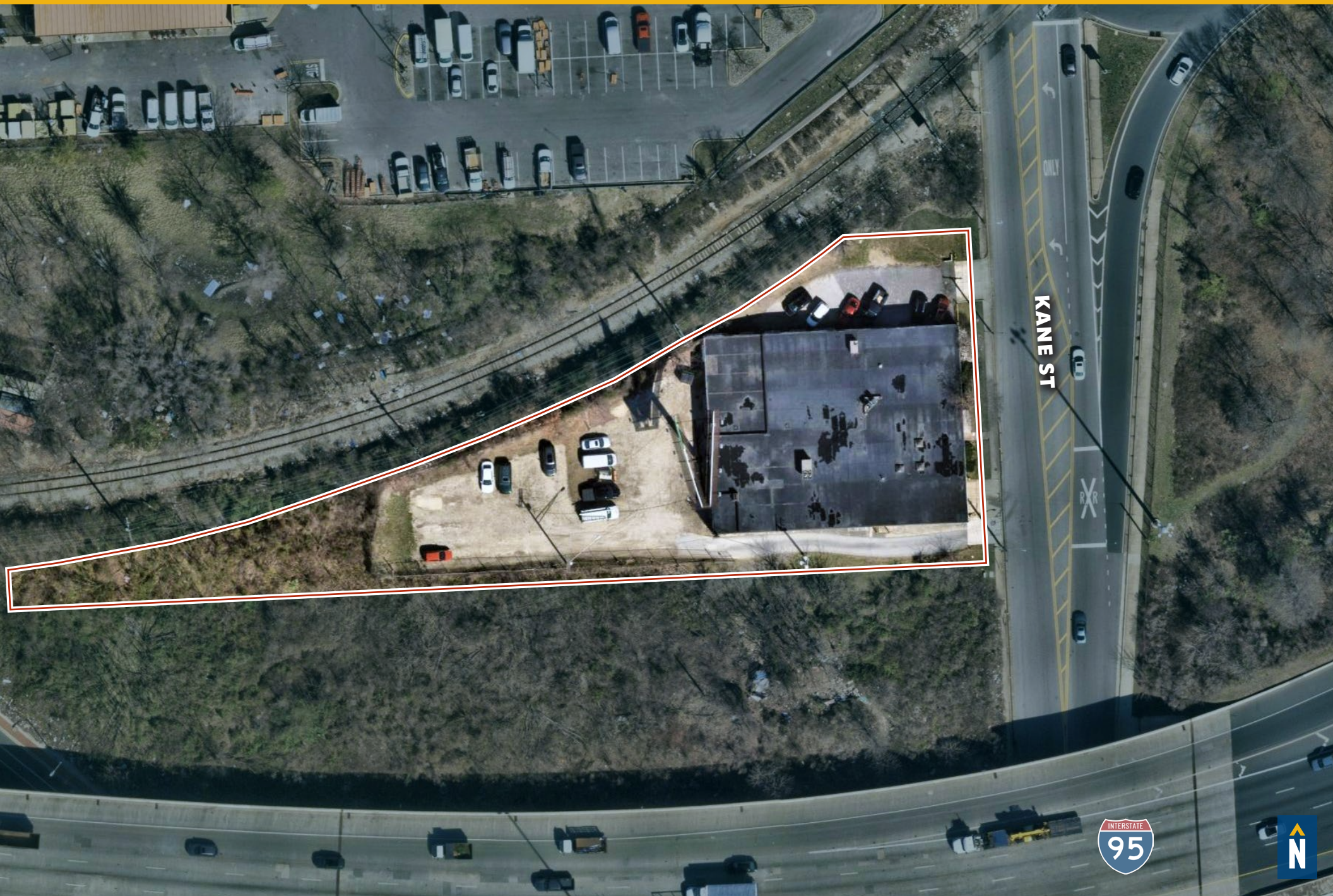
RENTAL RATE:

\$12.00 PSF, NNN



GOOGLE STREET VIEW

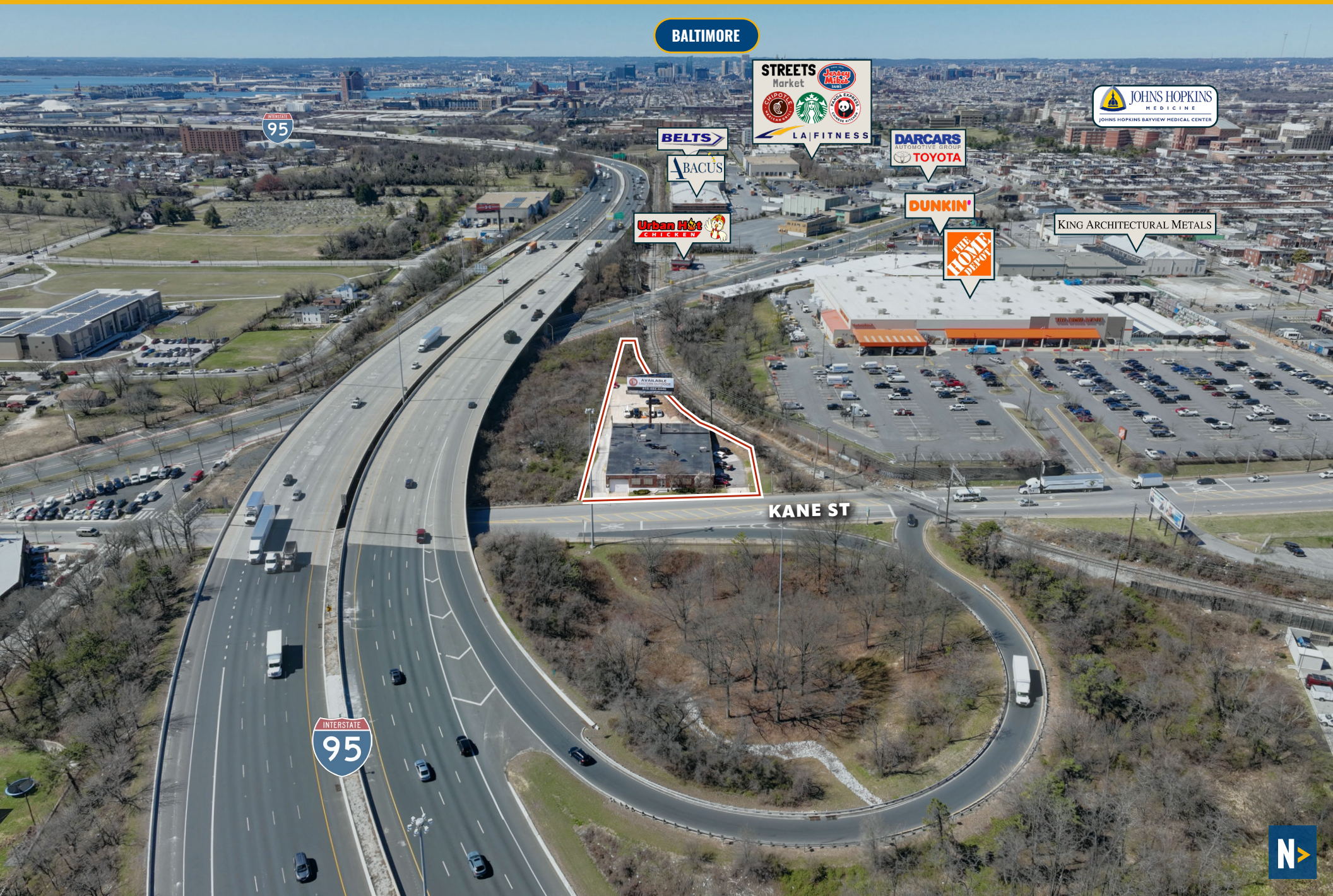
AERIAL



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



BALTIMORE

STREETS Market

LA FITNESS

JOHN'S HOPKINS MEDICINE

JOHN'S HOPKINS BAYVIEW MEDICAL CENTER

BELTS

BACUS

Urban Hot CHICKEN

DARCARS AUTOMOTIVE GROUP TOYOTA

DUNKIN'

THE HOME DEPOT

KING ARCHITECTURAL METALS



KANE ST

INTERSTATE 95

TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 95
0.9 MILES
2 MIN. DRIVE

INTERSTATE 895
1.4 MILES
3 MIN. DRIVE

INTERSTATE 695
2.7 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
3.0 MILES
8 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
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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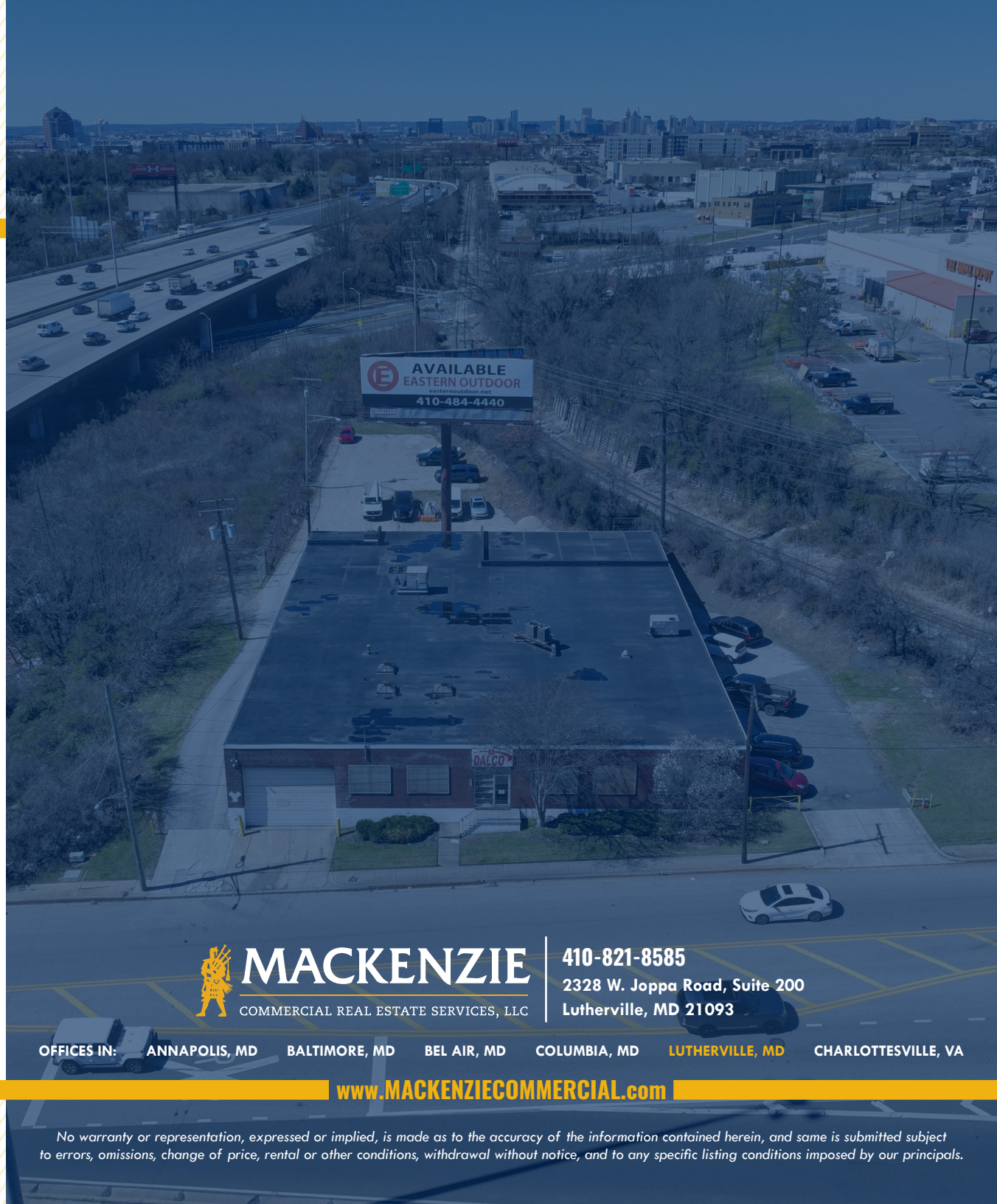
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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

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