



WAREHOUSE SPACE

4401 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR
LEASE

57,218 SF ±
TOTAL



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Up to 57,000 SF \pm warehouse space available at Baltimore's historic Crown Industrial Park
- Up to 22' \pm clear heights
- Four (4) docks and six (6) drive-ins
- Ample exterior parking (fenced and gated)
- Excellent access to I-95



AVAILABLE:	57,218 SF \pm
CLEAR HEIGHT:	UP TO 22' \pm
DOCKS:	4
DRIVE-INS:	6
POWER:	3-PHASE 120/240V
ZONING:	C-2 (COMMUNITY COMMERCIAL DIST.)
RENTAL RATE:	\$5.50 PSF, NNN



GOOGLE STREET VIEW

AERIAL

-  DRIVE-IN
-  DOCK

57,218 SF ± AVAILABLE



S JANNEY ST

EASTERN AVE

ENTRANCE 2

ENTRANCE 1

FAIT AVE

FOSTER AVE

FLEET ST

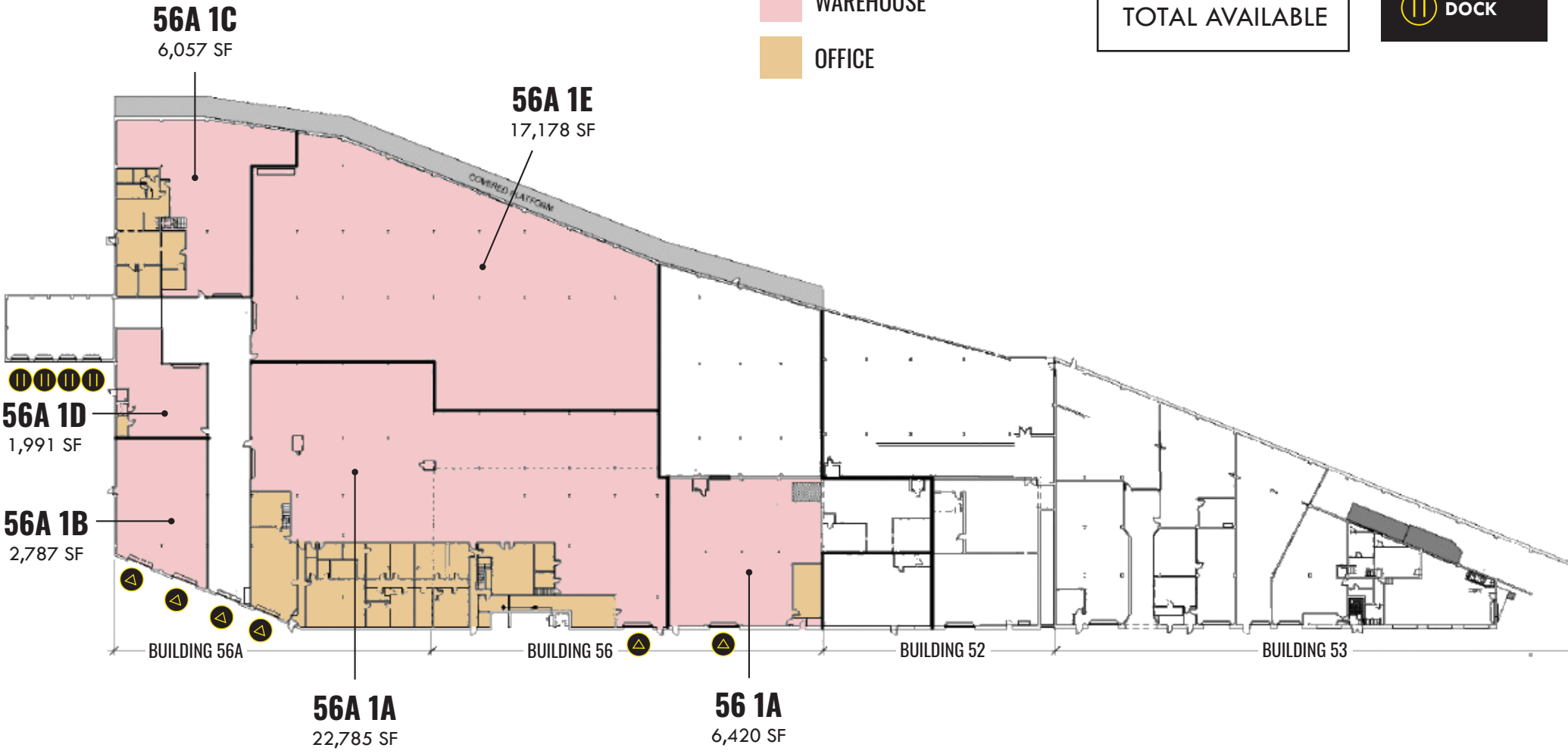


FLOOR PLAN

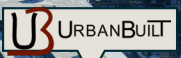
57,218 SF ±
TOTAL AVAILABLE

 DRIVE-IN
 DOCK

 WAREHOUSE
 OFFICE



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 895
0.6 MILES
3 MIN. DRIVE

INTERSTATE 95
0.8 MILES
4 MIN. DRIVE

40
1.6 MILES
7 MIN. DRIVE

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

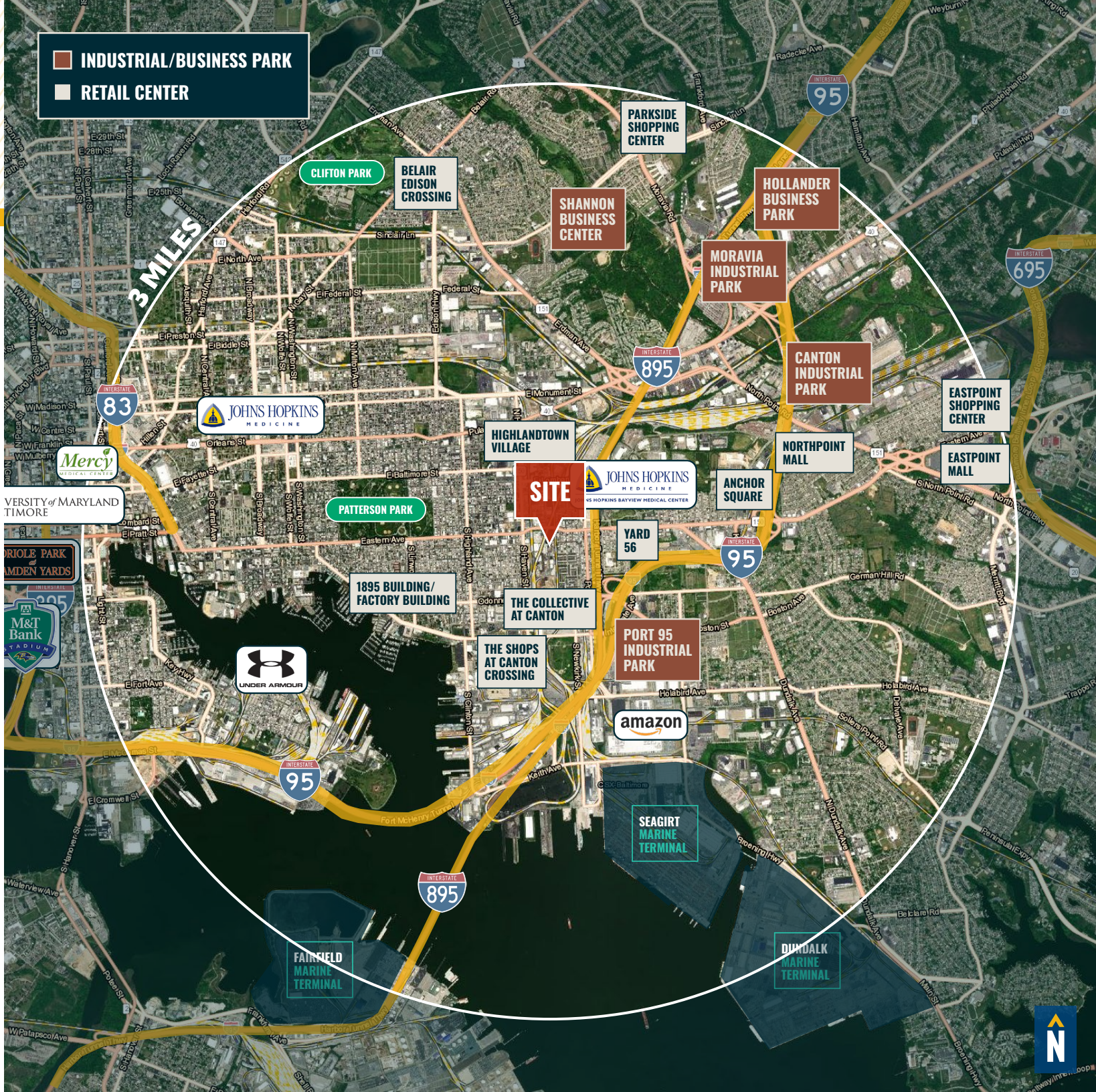
BWI
BALTIMORE/WASHINGTON INTERNATIONAL
12.7 MILES
16 MIN. DRIVE

BALTIMORE, MD
4.0 MILES
14 MIN.

WASHINGTON, DC
41.5 MILES
50 MIN.

PHILADELPHIA, PA
99.7 MILES
1 HR. 30 MIN.

RICHMOND, VA
151.0 MILES
2 HRS. 20 MIN.



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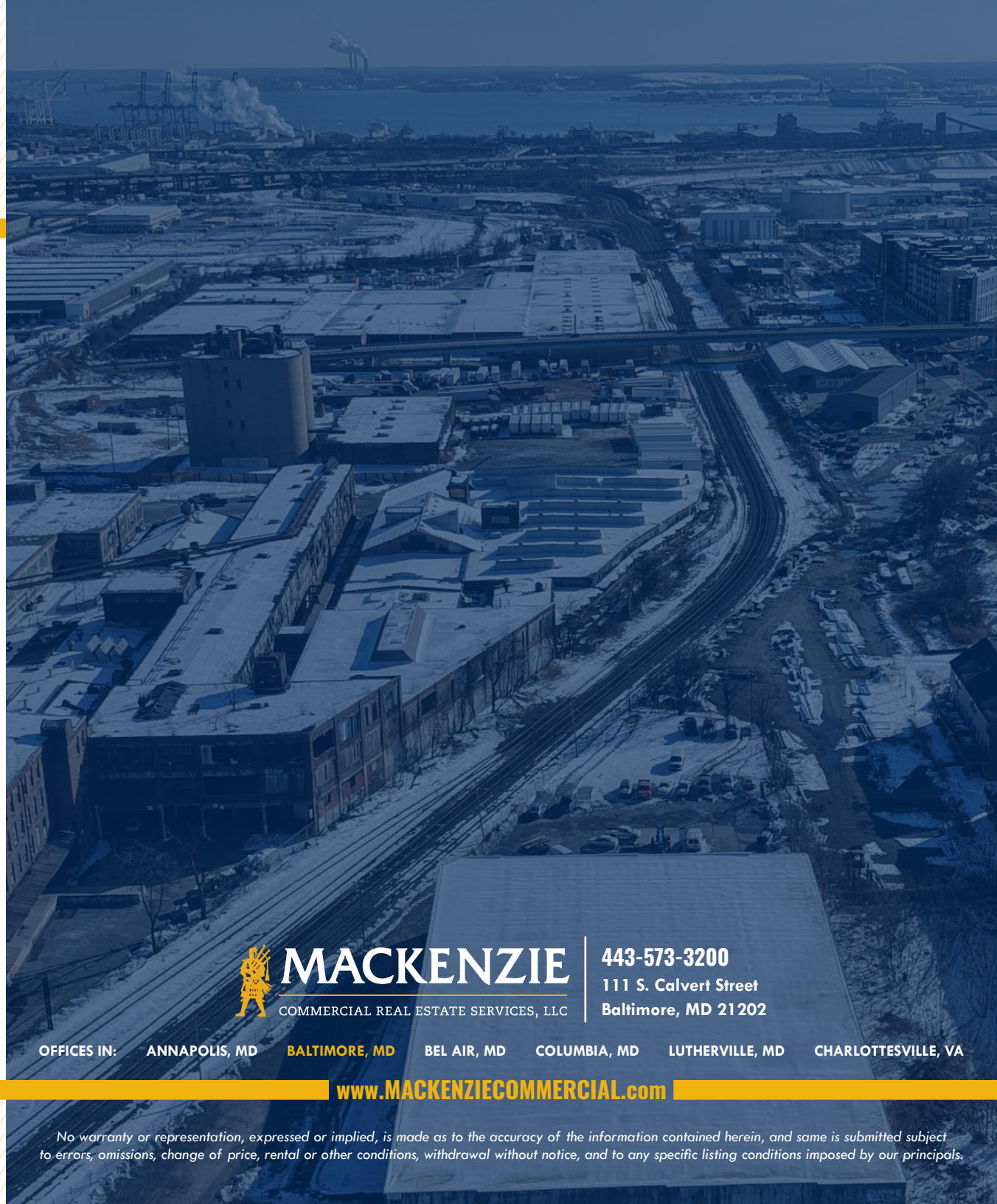
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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