

# **4,500 SF of Industrial Space**

## **408 E. Eager St – Midtown**



- Zoned IMU-1 which allows for a multitude of uses by right - food processing, light industrial, warehouse, wholesale, arts studio/gallery
- Easy/Strategic Access to I-83 and downtown.
- Industrial warehouse with two rolling overhead doors.
- Open floor plan and flexible uses.
- Abundant natural light.
- Excellent contractor operations or general business or artist/trades.
- Currently in shell condition but ready for build out to optimal layout of 4200 SF warehouse and 200-400 SF office.
- Very safe and secure location - located directly across from Baltimore central booking and 24/7 activity.
- Located in HUB Zone and Enterprise Zone

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