



INVESTMENT **SALE**

# 100% LEASED INDUSTRIAL PROPERTY

4420 E. EAGER STREET | BALTIMORE, MARYLAND 21205



# PROPERTY OVERVIEW

## HIGHLIGHTS:

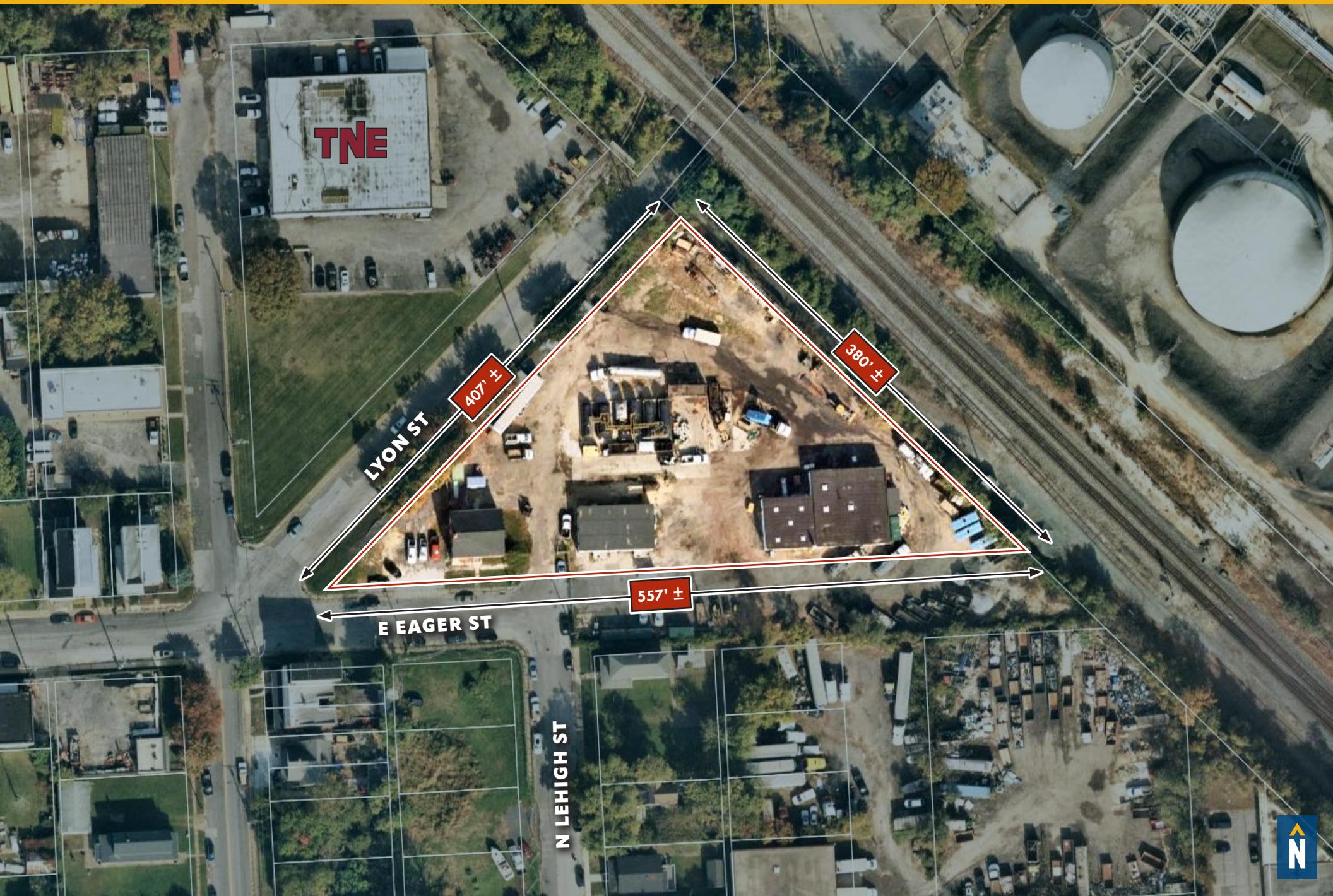
- 100% Leased to Ace Environmental through 10/31/2030
- Three Structures including 2 office buildings and a 6,000 SF  $\pm$  service warehouse
- Zoned I-2 (Heavy Industrial)
- Outdoor storage permitted
- Excellent access to I-95, I-695 and the Port of Baltimore
- Recent Improvements:
  - » Office renovations
  - » Roof replacement on the warehouse
  - » Paving upgrades



CURRENT NOI:	\$172,000 $\pm$
TOTAL GLA:	10,825 SF $\pm$
LOT SIZE:	2.34 ACRES $\pm$
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)



# AERIAL / PARCEL OUTLINE



# PHOTOS



# LOCAL BIRDSEYE



# TRADE AREA

## DRIVING DISTANCE TO:

INTERSTATE 95 2.9 MILES  
6 MIN. DRIVE

INTERSTATE 895 2.5 MILES  
7 MIN. DRIVE

INTERSTATE 695 4.3 MILES  
9 MIN. DRIVE

PORT OF BALTIMORE 3.6 MILES  
12 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

BWI 14.4 MILES  
17 MIN. DRIVE

BALTIMORE, MD 3.4 MILES  
13 MIN.

WASHINGTON, DC 45.7 MILES  
1 HR. 5 MIN.

PHILADELPHIA, PA 98.9 MILES  
1 HR. 40 MIN.

RICHMOND, VA 152.0 MILES  
2 HRS. 35 MIN.



# FOR MORE INFO CONTACT:



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