



INVESTMENT **SALE**

100% LEASED INDUSTRIAL PROPERTY

4420 E. EAGER STREET | BALTIMORE, MARYLAND 21205



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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)



GOOGLE STREET VIEW



AERIAL / PARCEL OUTLINE



PHOTOS



LOCAL BIRDSEYE

BALTIMORE



TRADE AREA

DRIVING DISTANCE TO:

 2.9 MILES
6 MIN. DRIVE

 2.5 MILES
7 MIN. DRIVE

 4.3 MILES
9 MIN. DRIVE

 3.6 MILES
12 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

 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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ALTON CURRY

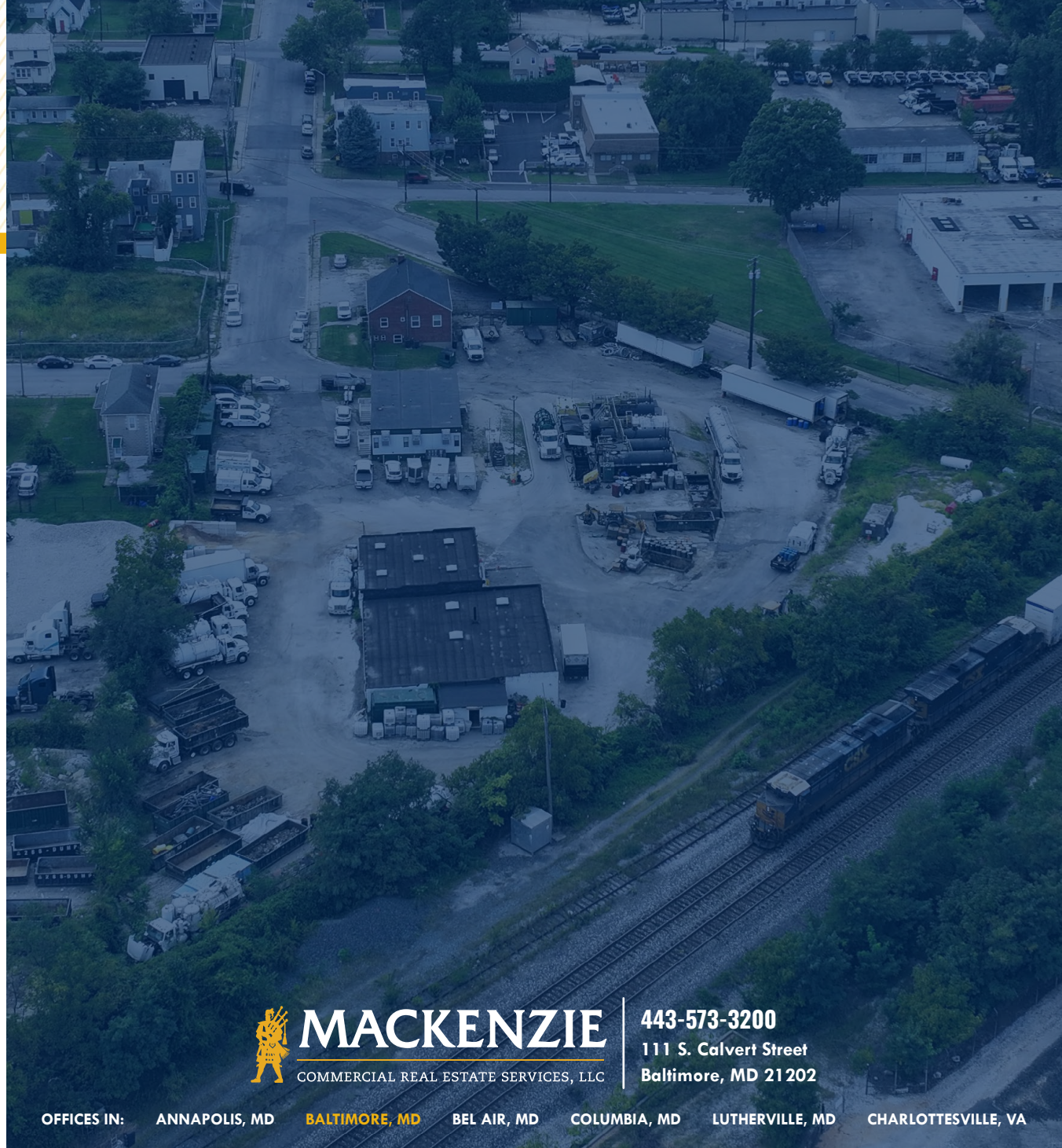
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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

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