



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:

\$1,800,000

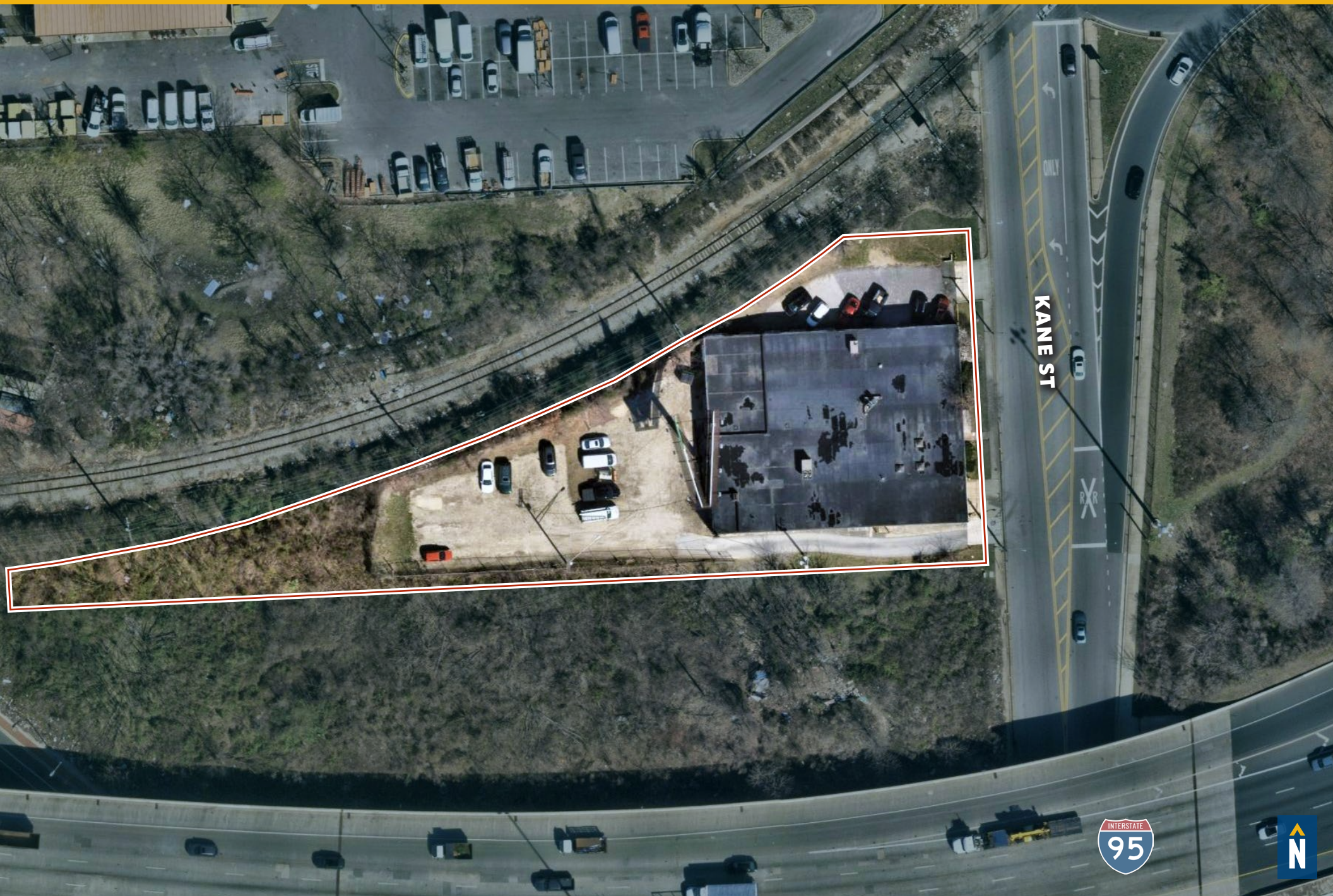
RENTAL RATE:

\$12.00 PSF, NNN



GOOGLE STREET VIEW

AERIAL



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



BALTIMORE



KANE ST

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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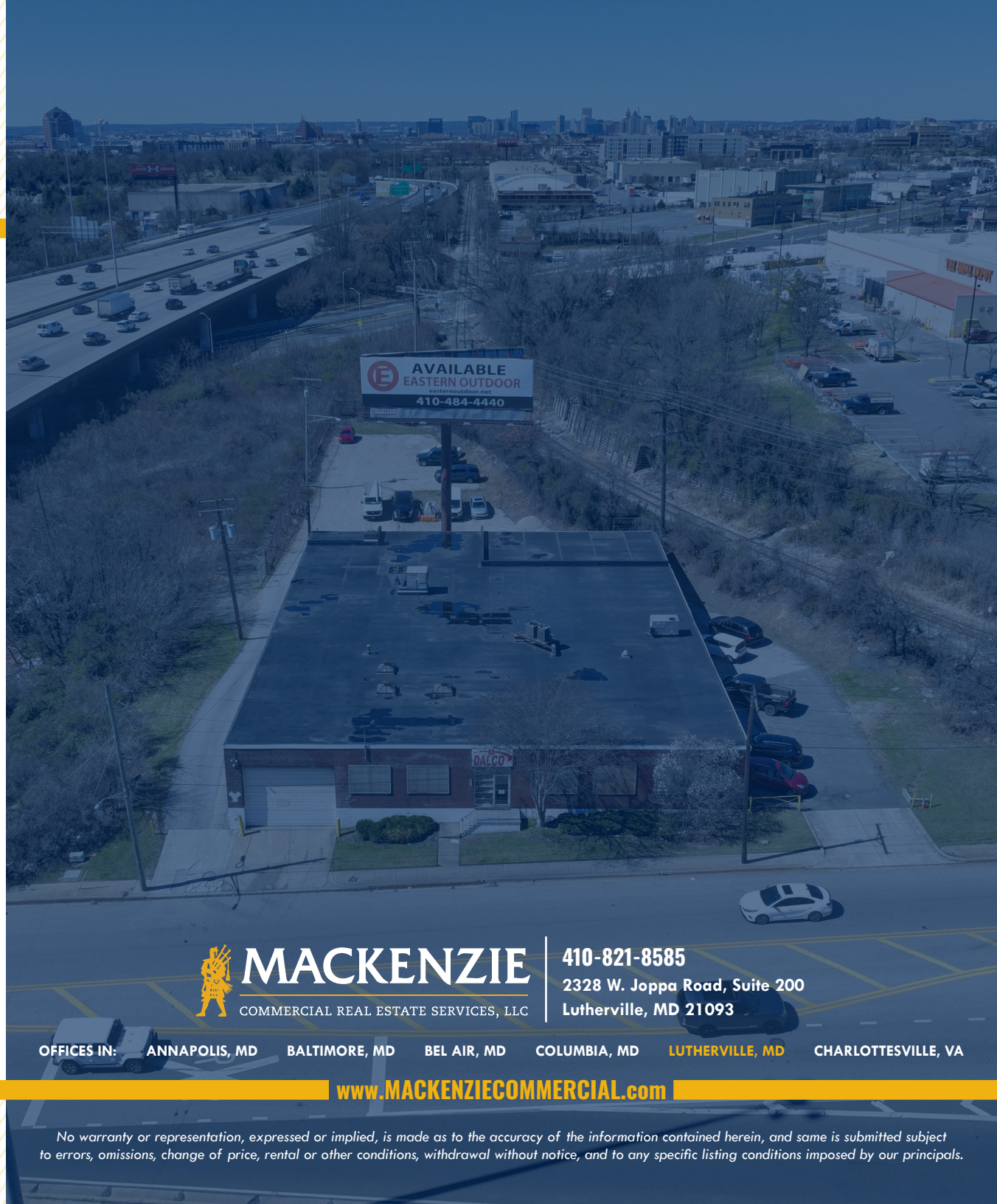
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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

www.MACKENZIECOMMERCIAL.com

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