



FOR **LEASE**

WAREHOUSE SPACE WITH OUTSIDE STORAGE

7735 EASTERN AVENUE | BALTIMORE, MARYLAND 21224



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC



PROPERTY OVERVIEW

HIGHLIGHTS:

- 69,000 SF ± warehouse space
- Up to 4.75 acres ± of outside storage (can be leased separately from warehouse)
- Air conditioned warehouse
- Short term leases available
- Excellent visibility
- Easy access to major highways I-695, I-95, I-895
- Close proximity to Downtown Baltimore, the Port of Baltimore and BWI Airport
- Permitted Uses: Most light industrial, warehouse, retail (subject to restrictions), and outside storage uses including equipment storage
- Located in an Opportunity Zone

AVAILABLE:	69,000 SF ±
IOS:	UP TO 4.75 ACRES ±
DOCKS:	6
DRIVE-INS:	1
ZONING:	BM CT (BUSINESS MAJOR) [COMMERCIAL, TOWN CENTER CORE DIST.]



AERIAL: LEASING OPTIONS

OPTION 1:

WAREHOUSE

69,000 SF
WAREHOUSE SPACE

OPTION 2:

WAREHOUSE W/ IOS

69,000 SF
WAREHOUSE SPACE
WITH UP TO **4.75 ACRES**
STORAGE YARD

OPTION 3:

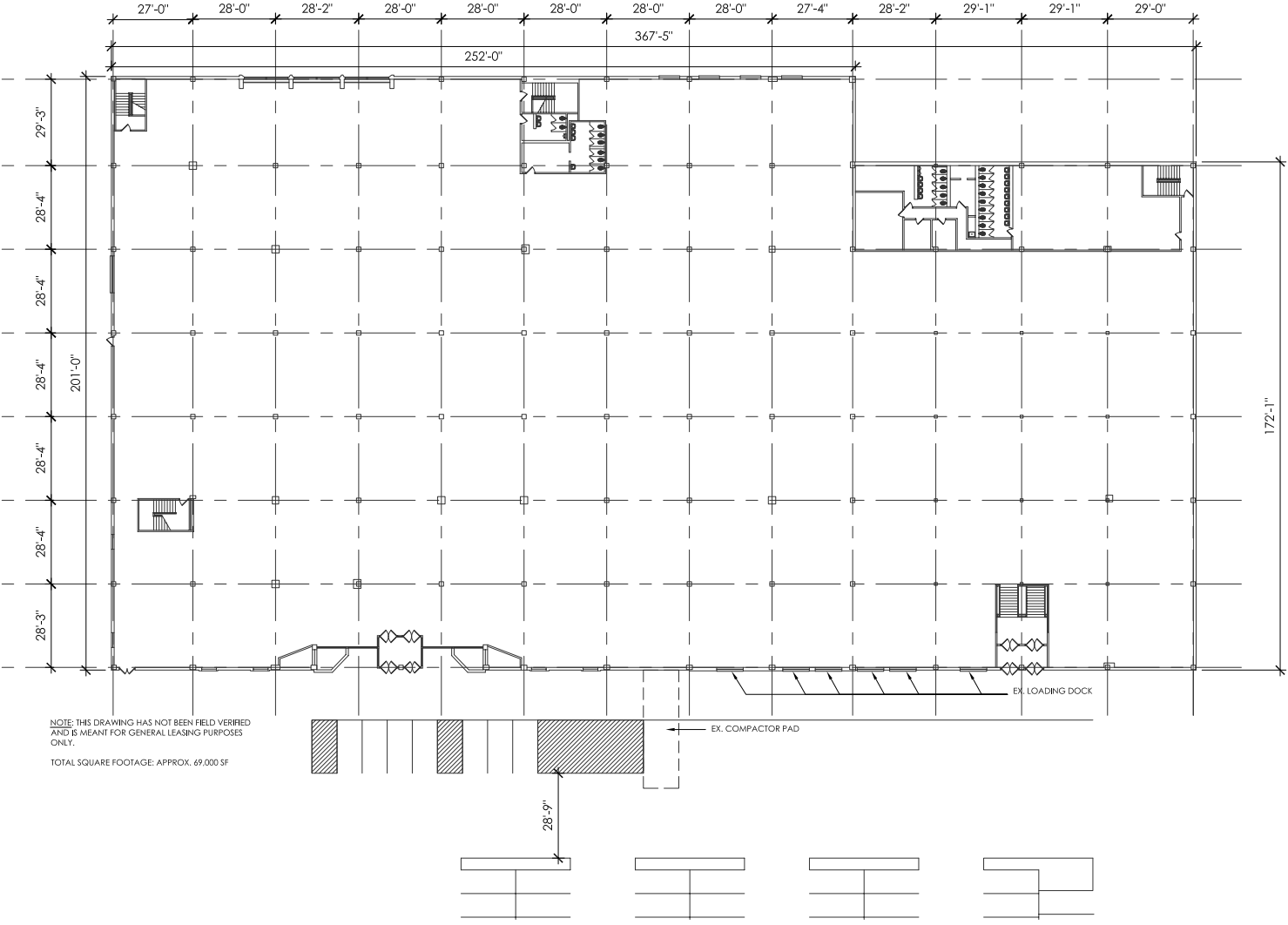
IOS

UP TO **4.75 ACRES**
STORAGE YARD



FLOOR PLAN

69,000 SF ±



LOCAL BIRDSEYE

THE PORT OF BALTIMORE

BALTIMORE

VEHICLE & TRUCK CIRCULATION

NORTH POINT BLVD

151

1.50 AC ±

3.25 AC ±

69,000 SF ±

EASTERN AVE

150



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
1.1 MILES
3 MIN. DRIVE

INTERSTATE 95
1.9 MILES
4 MIN. DRIVE

INTERSTATE 895
2.8 MILES
6 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
6.0 MILES
10 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall AIRPORT
15.8 MILES
18 MIN. DRIVE

BALTIMORE, MD
6.3 MILES
19 MIN.

WASHINGTON, DC
46.5 MILES
1 HR. 2 MIN.

PHILADELPHIA, PA
98.4 MILES
1 HR. 38 MI

RICHMOND, VA
159.0 MILES
2 HRS. 32 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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