



**32,000 SF ± ON 3.53 AC ±**

601 N. NORTH POINT ROAD | BALTIMORE, MARYLAND 21237

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 32,000 SF ± warehouse building on 3.53 acres ±
- Zoned I-2 (Heavy Industrial Dist.)
- Office and warehouse both clean and in good condition
- Dock high and at grade loading
- Outdoor storage permitted
- Quick and easy access to I-95, I-895, I-695
- Close proximity to Downtown Baltimore, the Port of Baltimore, Sparrows Point/Tradeport Atlantic and BWI Airport

BUILDING SIZE:	32,000 SF ±
LOT SIZE:	3.53 ACRES ±
CLEAR HEIGHT:	14'-14'-5" ±
LOADING:	5 DOCK HIGH LOADING POSITIONS 2 DRIVE-INS (ABILITY TO ADD MORE)
SPRINKLER:	WET
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)



GOOGLE STREET VIEW



# AERIAL



-  DRIVE-IN
-  DOCK PLATFORM

QUAD AVE

516'±

238'±

458'±

418'±

NORTH POINT RD

QUAD AVE



# LOCAL BIRDSEYE



QUAD AVE

NORTH POINT RD

QUAD AVE



# TRADE AREA

## DRIVING DISTANCE TO:

**40** 0.4 MILES  
1 MIN. DRIVE

**INTERSTATE 895** 1.5 MILES  
3 MIN. DRIVE

**INTERSTATE 95** 1.5 MILES  
4 MIN. DRIVE

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

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT  
14.7 MILES  
16 MIN. DRIVE

**BALTIMORE, MD** 4.4 MILES  
12 MIN.

**WASHINGTON, DC** 43.7 MILES  
50 MIN.

**PHILADELPHIA, PA** 97.8 MILES  
1 HR. 30 MIN.

**RICHMOND, VA** 158.0 MILES  
2 HRS. 20 MIN.



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