



INDUSTRIAL FOR SALE / LEASE

- 12,000 SF freestanding warehouse in Sinclair Business Center
- 1 acre fully fenced
- Clear Height: 21'+
- Dock Loading
- Power: 3 phase, 800 amps
- Zoning: I-1
- **Freezer/cooler fully operational**
- Access: Convenient to I-95 & Pulaski Highway
- Taxes: \$13,282
- Insurance: \$2,800
- Enterprise Zone

JIM CARONNA

jcaronna@klnb.com | 443-632-2070 bbrooks@klnb.com | 443-632-2048

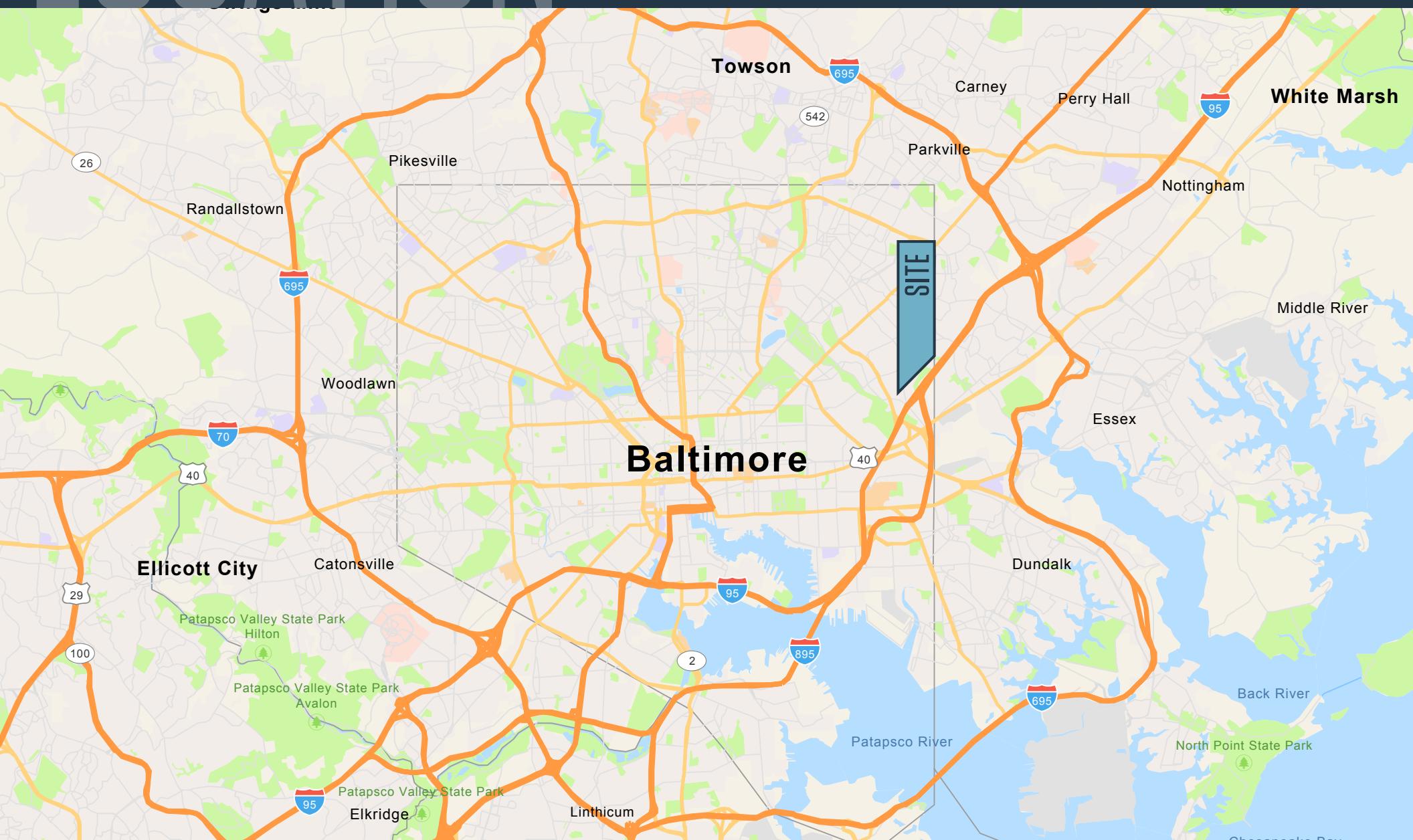
BEN BROOKS

klnb.com

LOCATION

SINCLAIR BUSINESS CENTER

4216 SHANNON DRIVE, BALTIMORE, MD 21213, BALTIMORE CITY



JIM CARONNA

jcaronna@klnb.com | 443-632-2070

BEN BROOKS

bbrooks@klnb.com | 443-632-2048

NAI klnb

PHOTOS

SINCLAIR BUSINESS CENTER

4216 SHANNON DRIVE, BALTIMORE, MD 21213, BALTIMORE CITY



JIM CARONNA

jcaronna@klnb.com | 443-632-2070 bbrooks@klnb.com | 443-632-2048

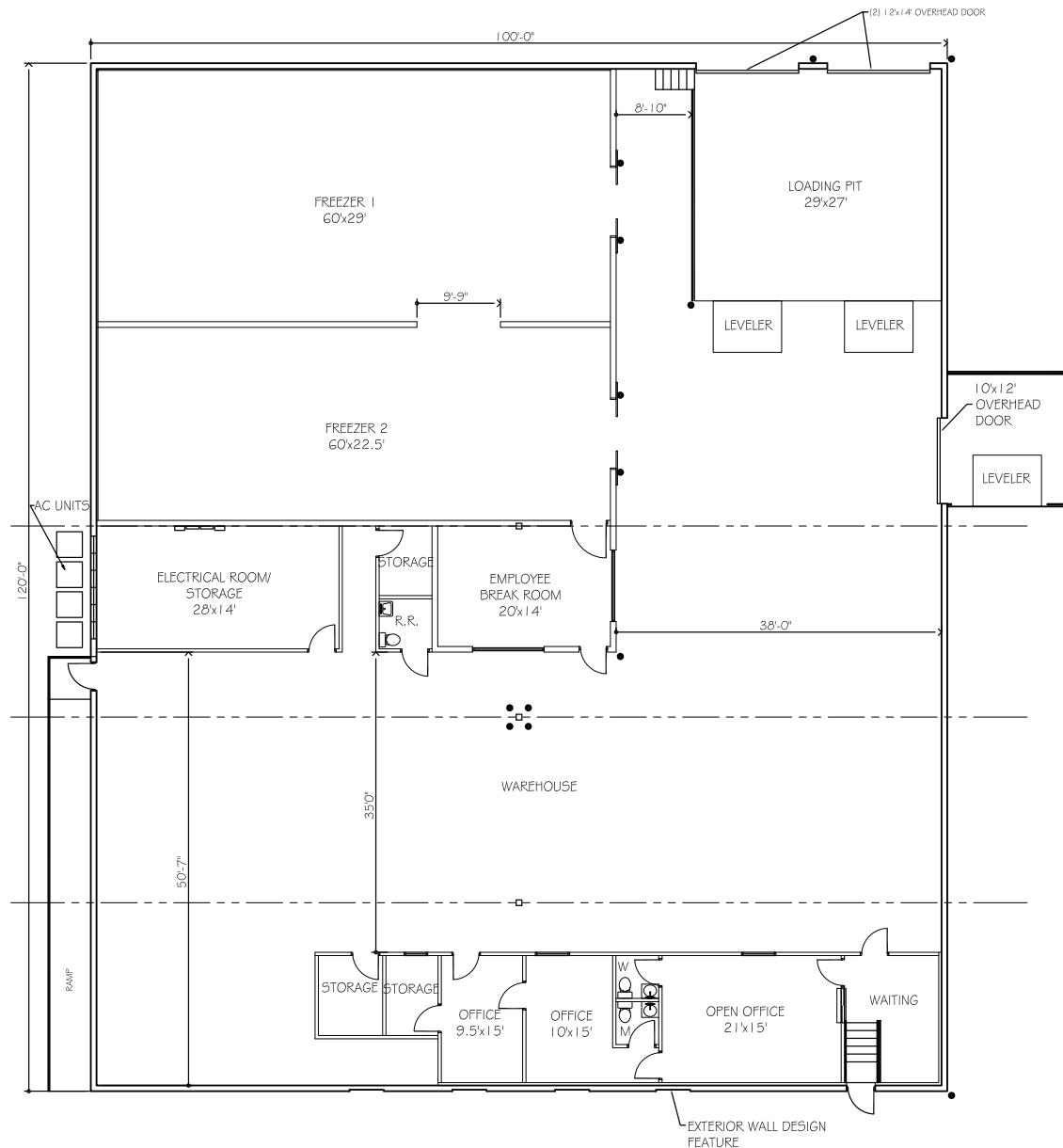
BEN BROOKS

NAI klnb

SITE PLAN

SINCLAIR BUSINESS CENTER

4216 SHANNON DRIVE, BALTIMORE, MD 21213, BALTIMORE CITY



JIM CARONNA

jcaronna@klnb.com | 443-632-2070 bbrooks@klnb.com | 443-632-2048

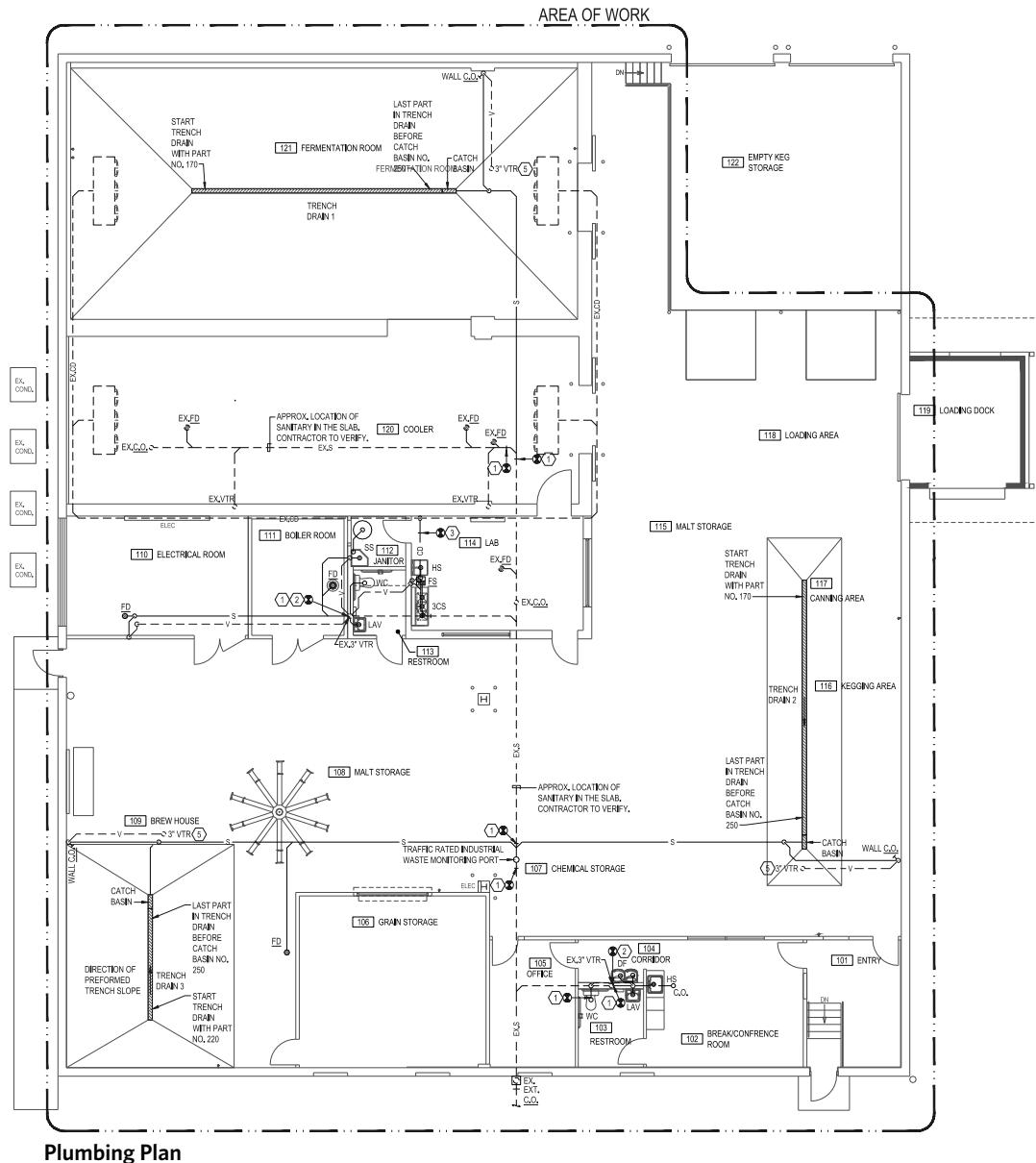
BEN BROOKS

NAI klnb

PLAN

SINCLAIR BUSINESS CENTER

4216 SHANNON DRIVE, BALTIMORE, MD 21213, BALTIMORE CITY



Plumbing Plan

JIM CARONNA

jcaronna@klnb.com | 443-632-2070

BEN BROOKS

bbrooks@klnb.com | 443-632-2048

Naiklnb



SINCLAIR BUSINESS CENTER

4216 SHANNON DRIVE, BALTIMORE, MD 21213, BALTIMORE CITY

FOR MORE INFORMATION, PLEASE CONTACT:

JIM CARONNA, SIOR BEN BROOKS

jcaronna@klnb.com bbrooks@klnb.com
443-632-2070 443-752-6637

100 West Road, Suite 505, Towson, MD 21204

.....
klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.