



## 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

**BEN BROOKS**

bbrooks@klnb.com | 443-632-2048

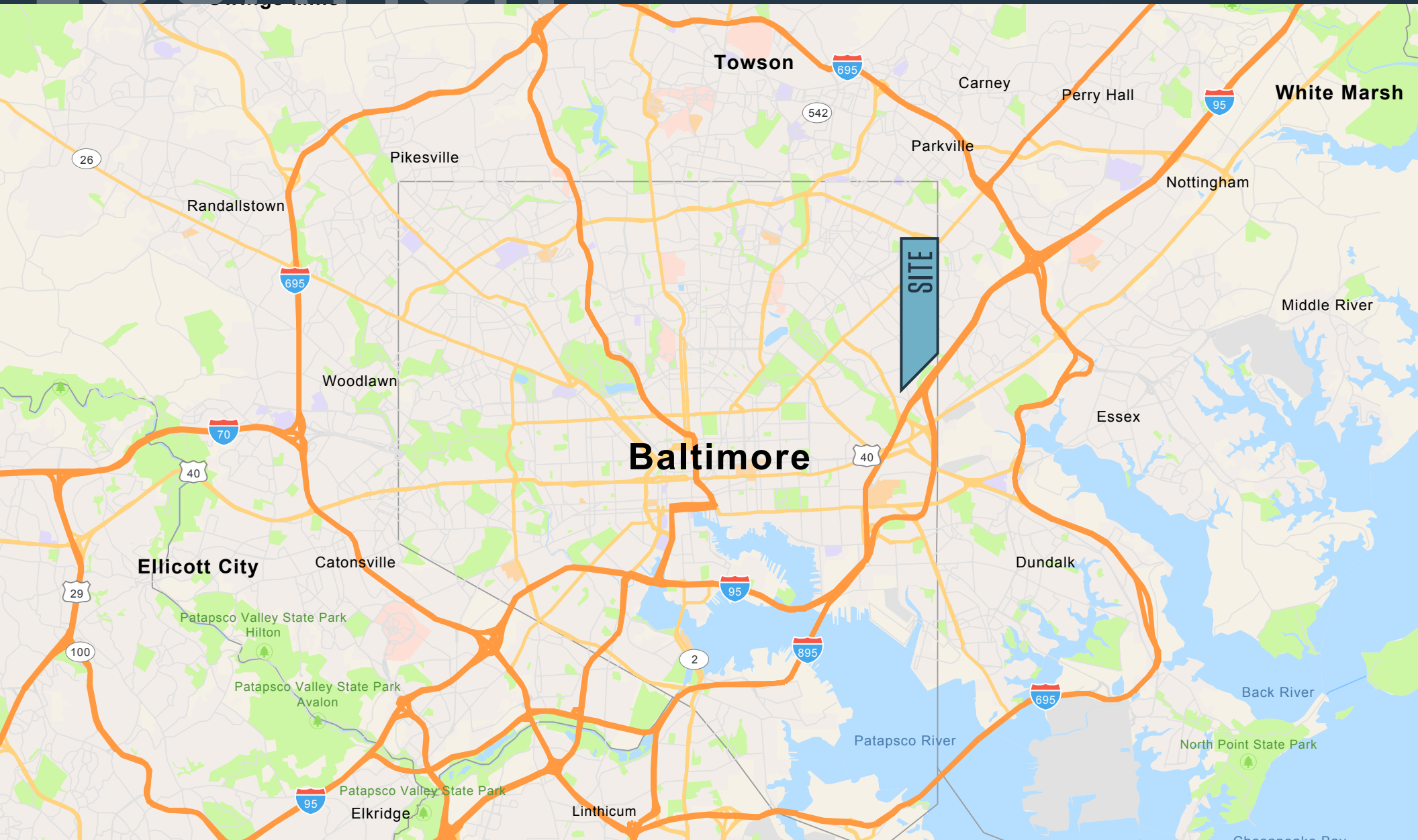
**klnb.com**



# LOCATION

## SINCLAIR BUSINESS CENTER

4216 SHANNON DRIVE, BALTIMORE, MD 21213, BALTIMORE CITY



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# PHOTOS

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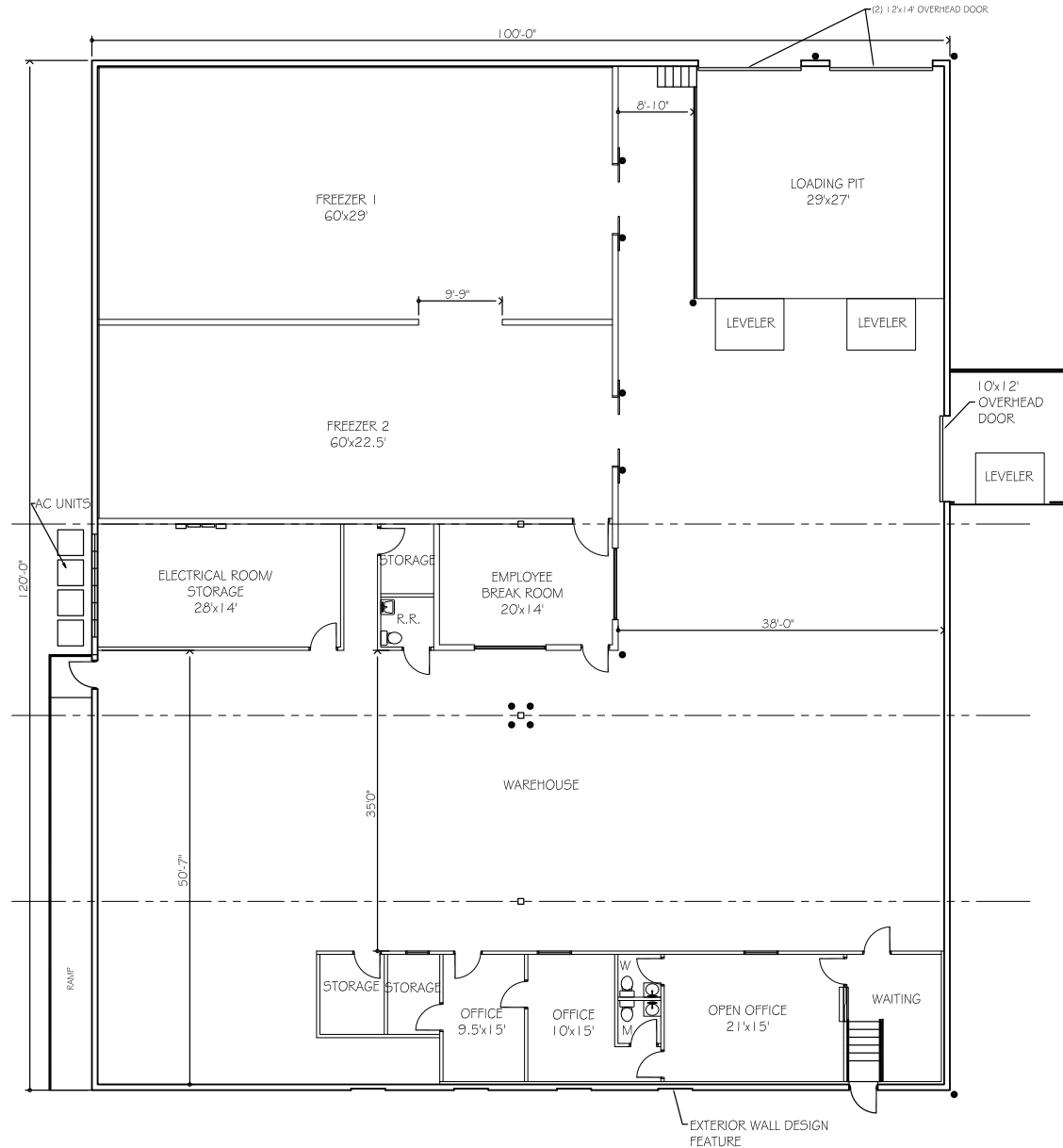
**NA klnb**



# SITE PLAN

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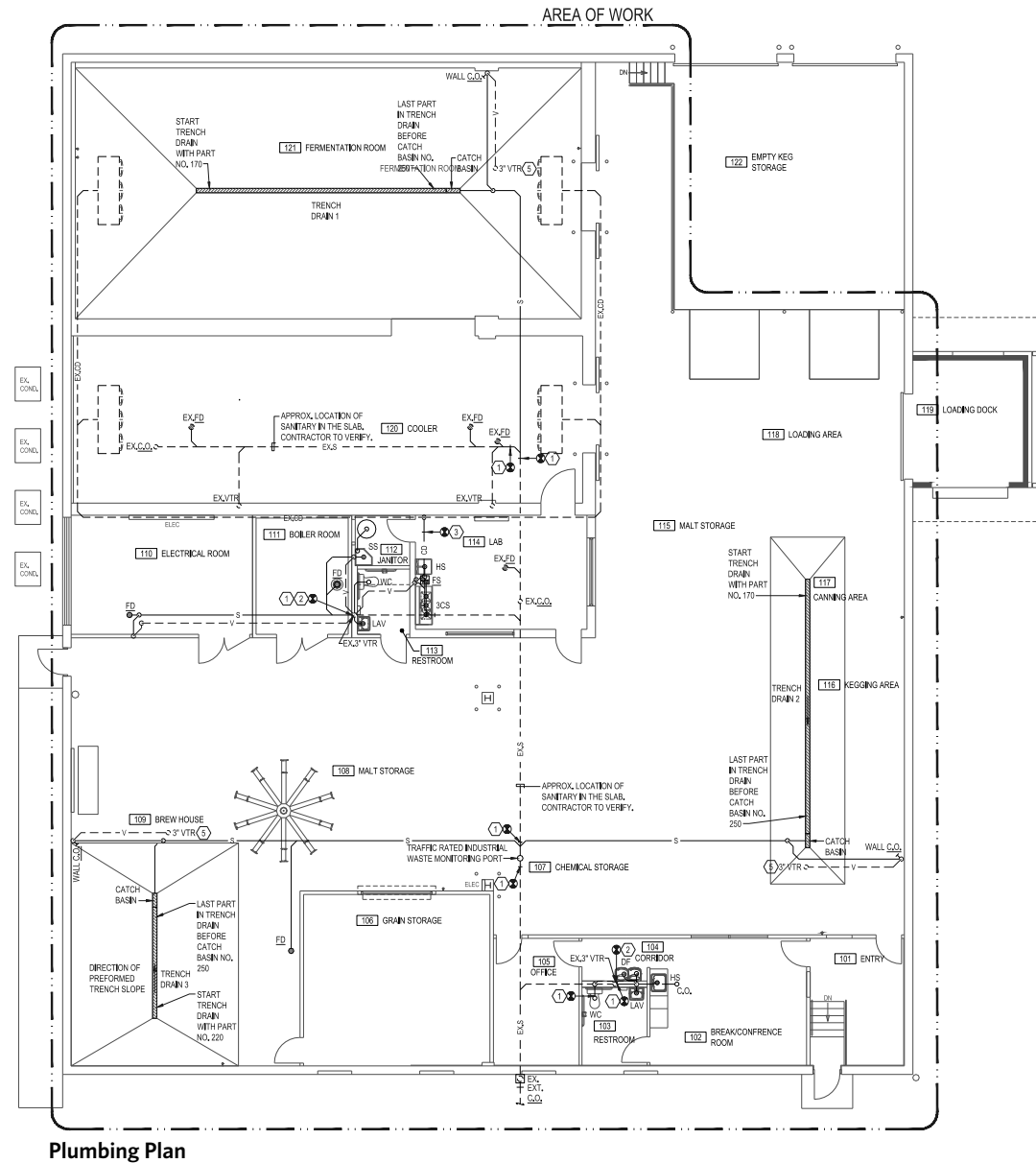
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## FOR MORE INFORMATION, PLEASE CONTACT:

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