



# EASTERN BUSINESS CENTER

6801 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR  
LEASE



RECENT  
RENOVATIONS  
*COMPLETE!*



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Multiple office/warehouse suite sizes available
- Abundant on-site parking and outdoor area
- Situated on the Baltimore City/County line
- Unparalleled access to I-95, I-695 and Downtown Baltimore
- 1 mi. from Johns Hopkins Bayview Medical Center
- Close proximity to numerous retail and amenities, like The Home Depot, Wawa, Dunkin' and the new Yard 56 (Streets Market, Chipotle and more!)
- Recently renovated/façade upgrades

### AVAILABLE:

363 SF ± (OFFICE)

1,069 SF ± (OFFICE)

2,185 SF ± (WAREHOUSE)

4,994 SF ± (WAREHOUSE/OFFICE)

6,000 SF ± (WAREHOUSE)

6,435 SF ± (WAREHOUSE)

11,849 SF ± (WAREHOUSE)

### ZONING:

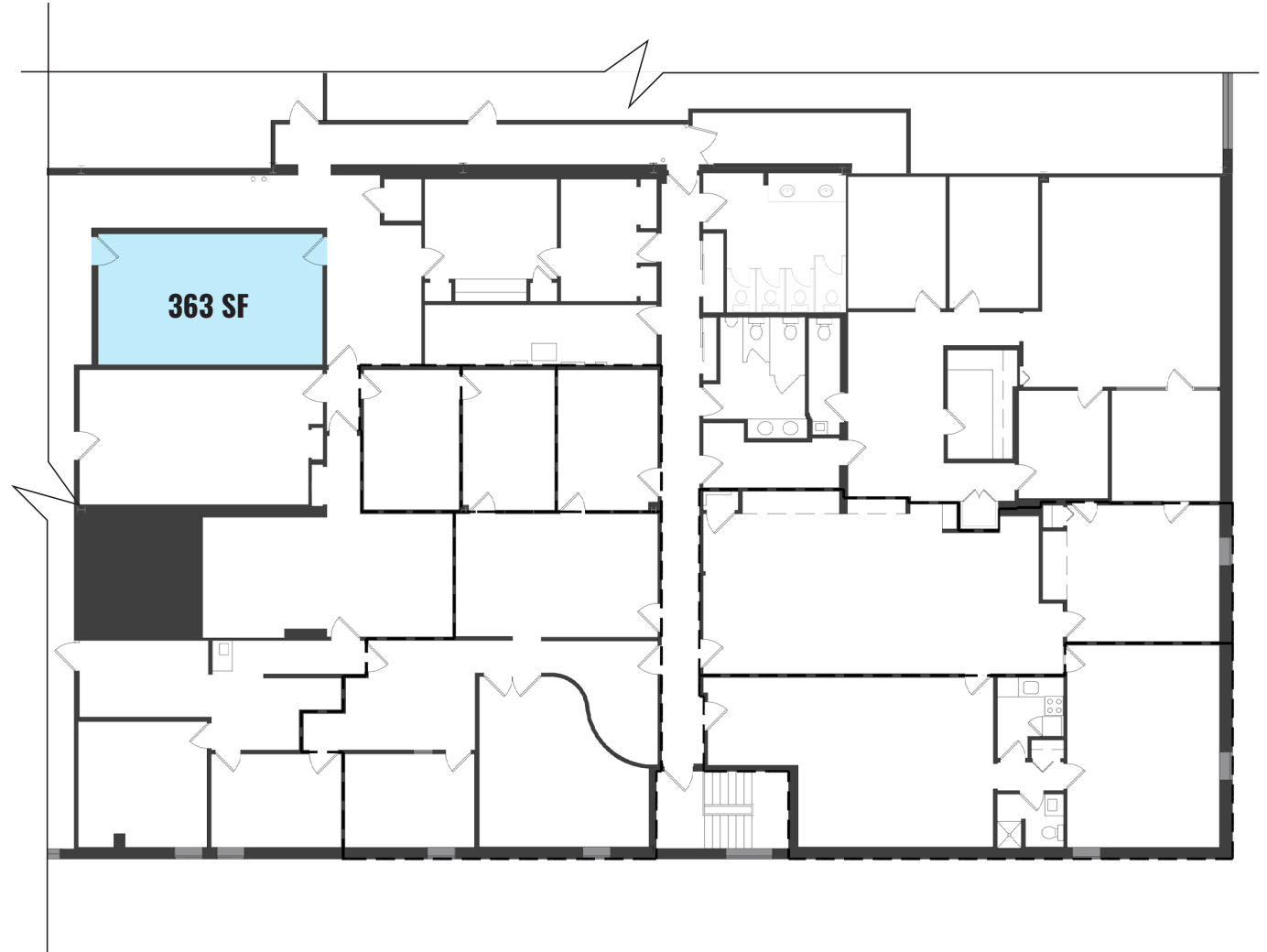
I=2 (GENERAL INDUSTRIAL DISTRICT)



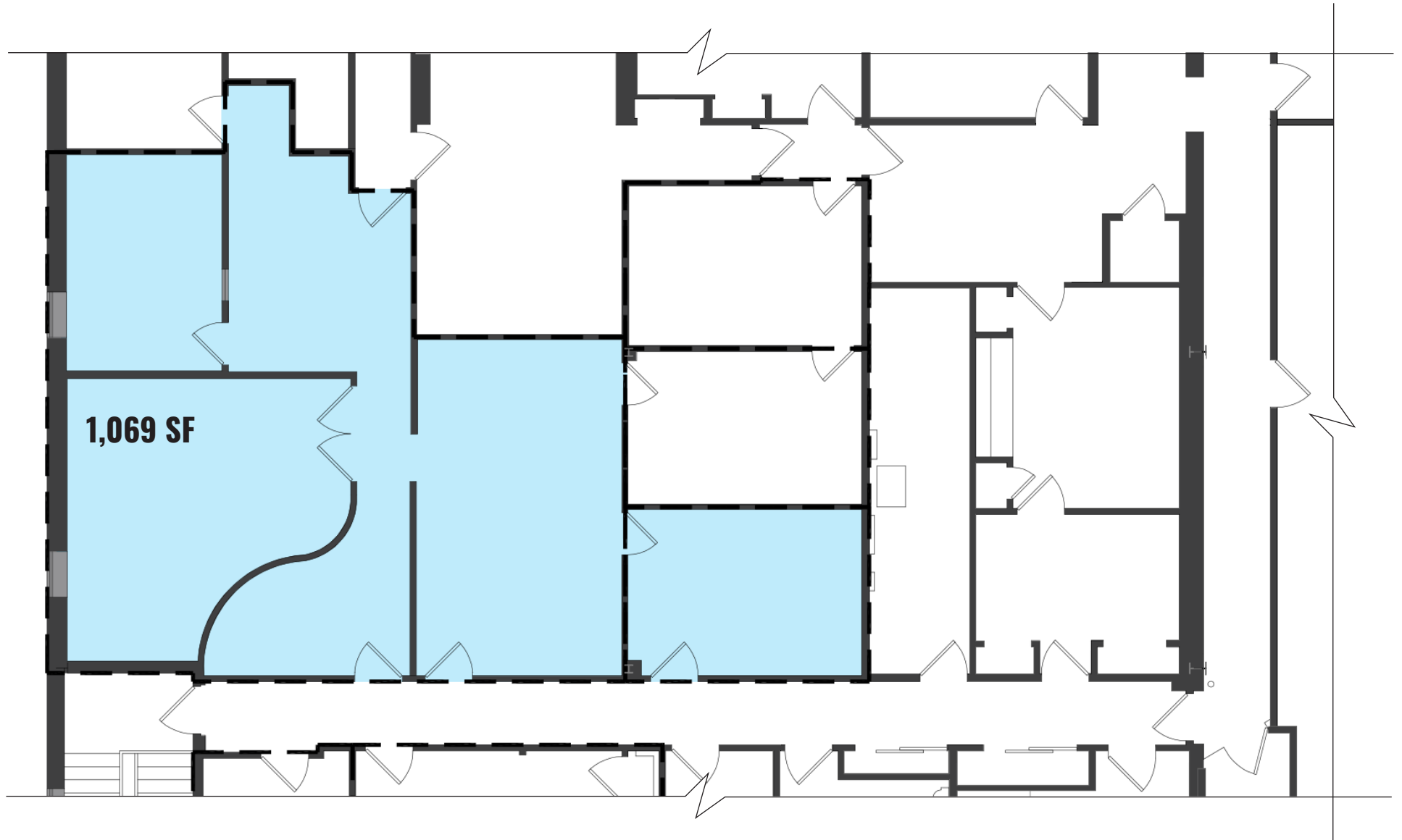
GOOGLE STREET VIEW



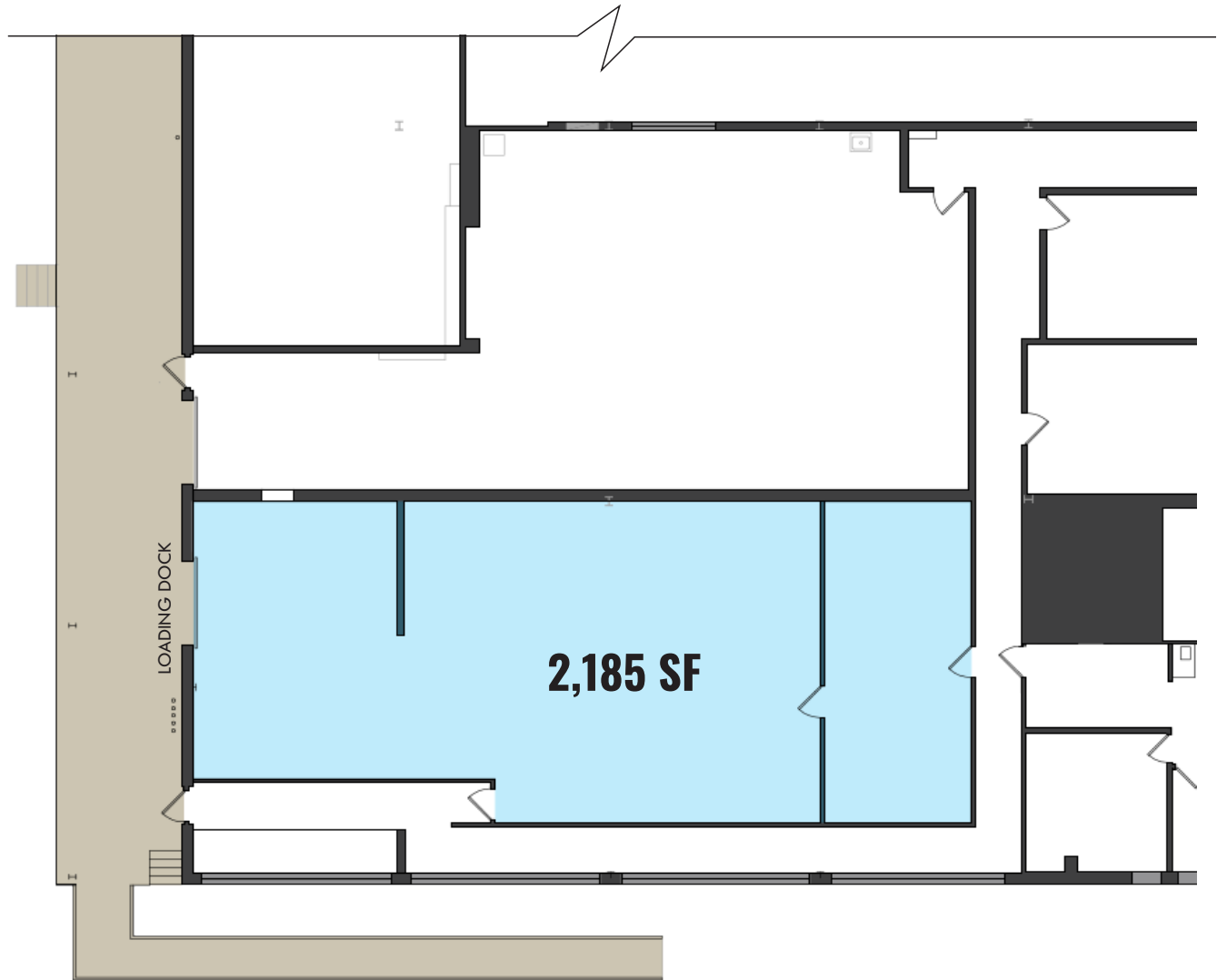
# 360 SF OFFICE SPACE



# 1,069 SF OFFICE SPACE

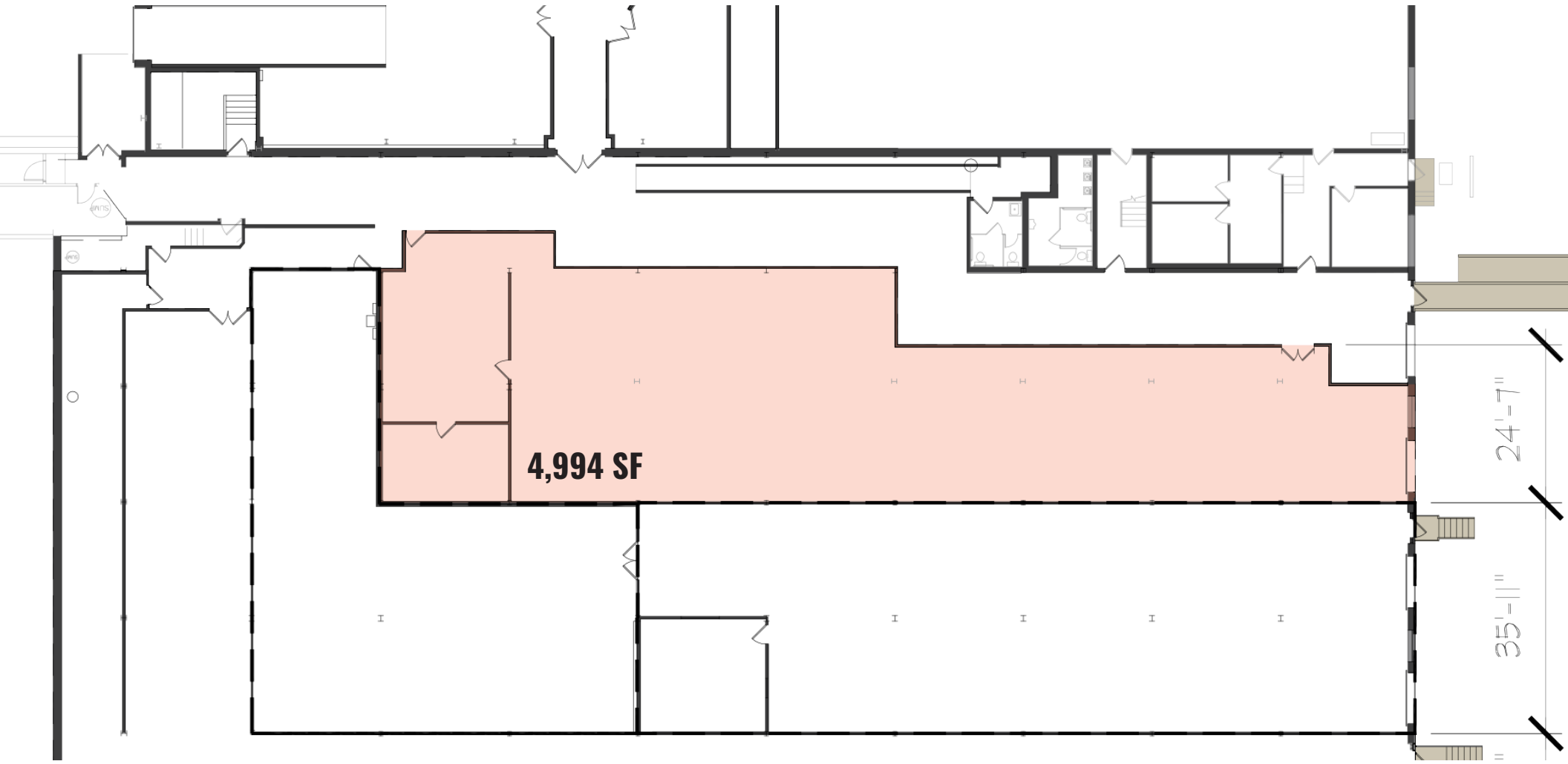


# 2,185 SF WAREHOUSE SPACE

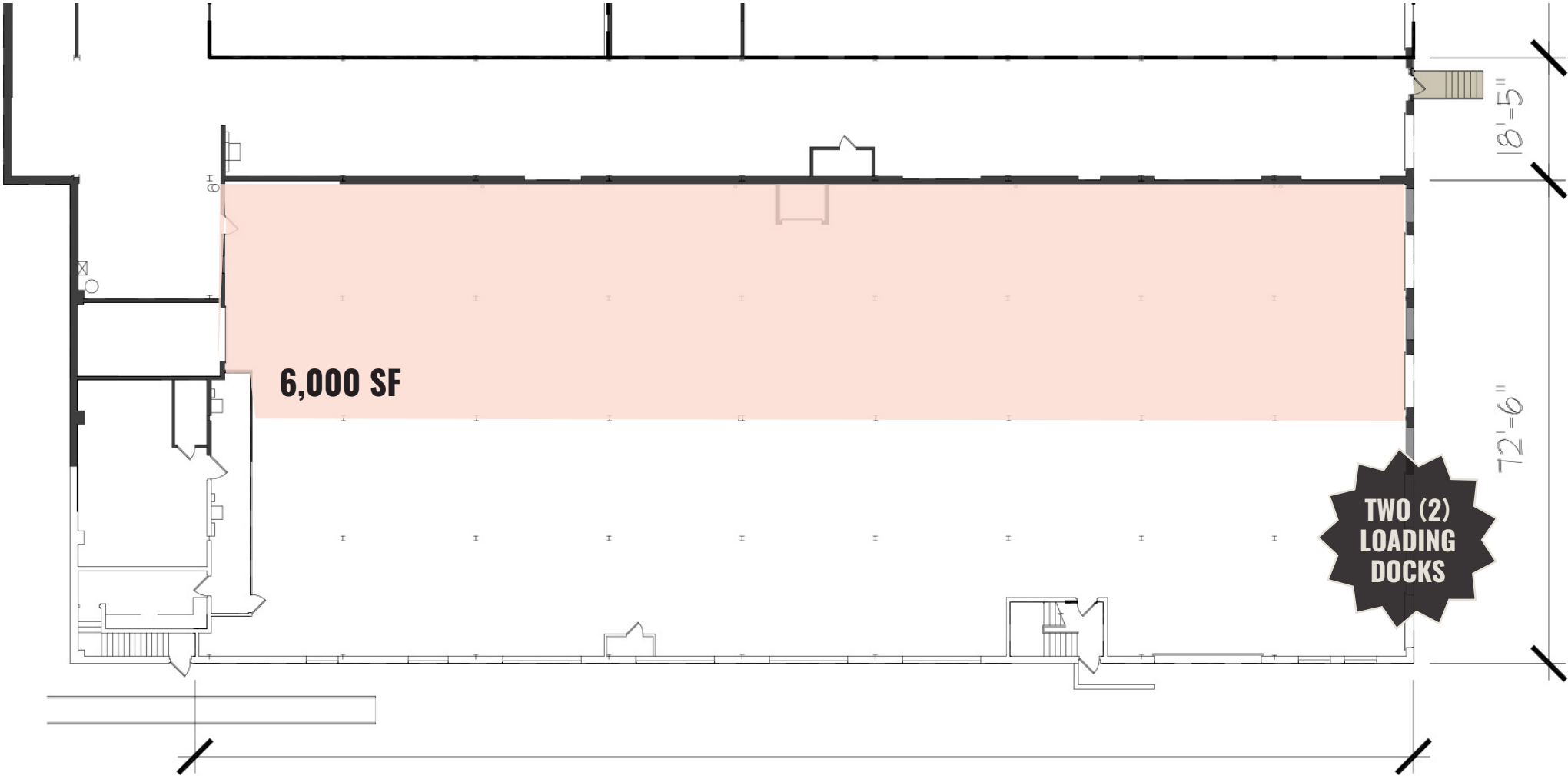




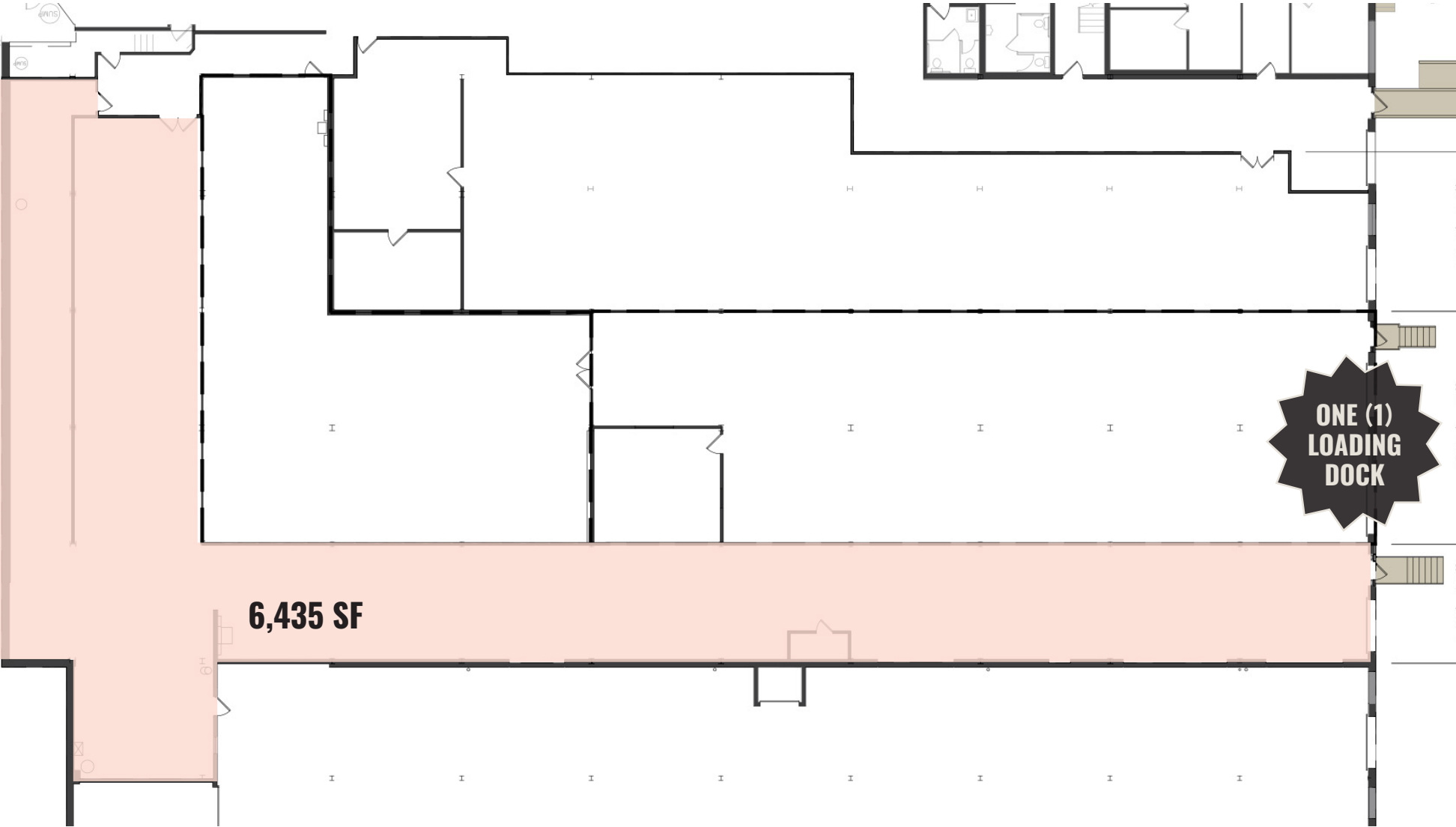
# 4,994 SF WAREHOUSE/OFFICE SPACE



# 6,000 SF WAREHOUSE SPACE

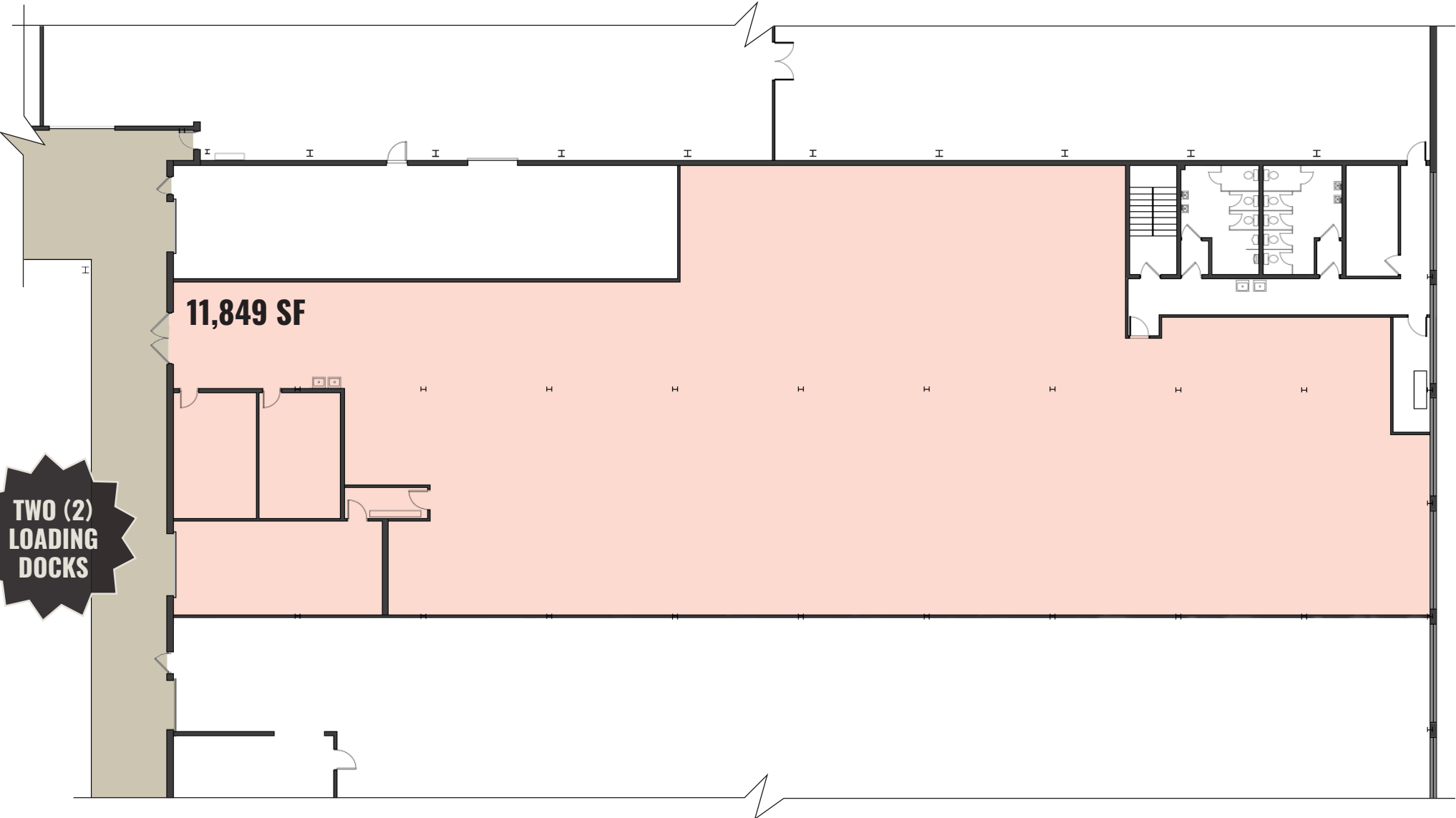


# 6,435 SF WAREHOUSE SPACE



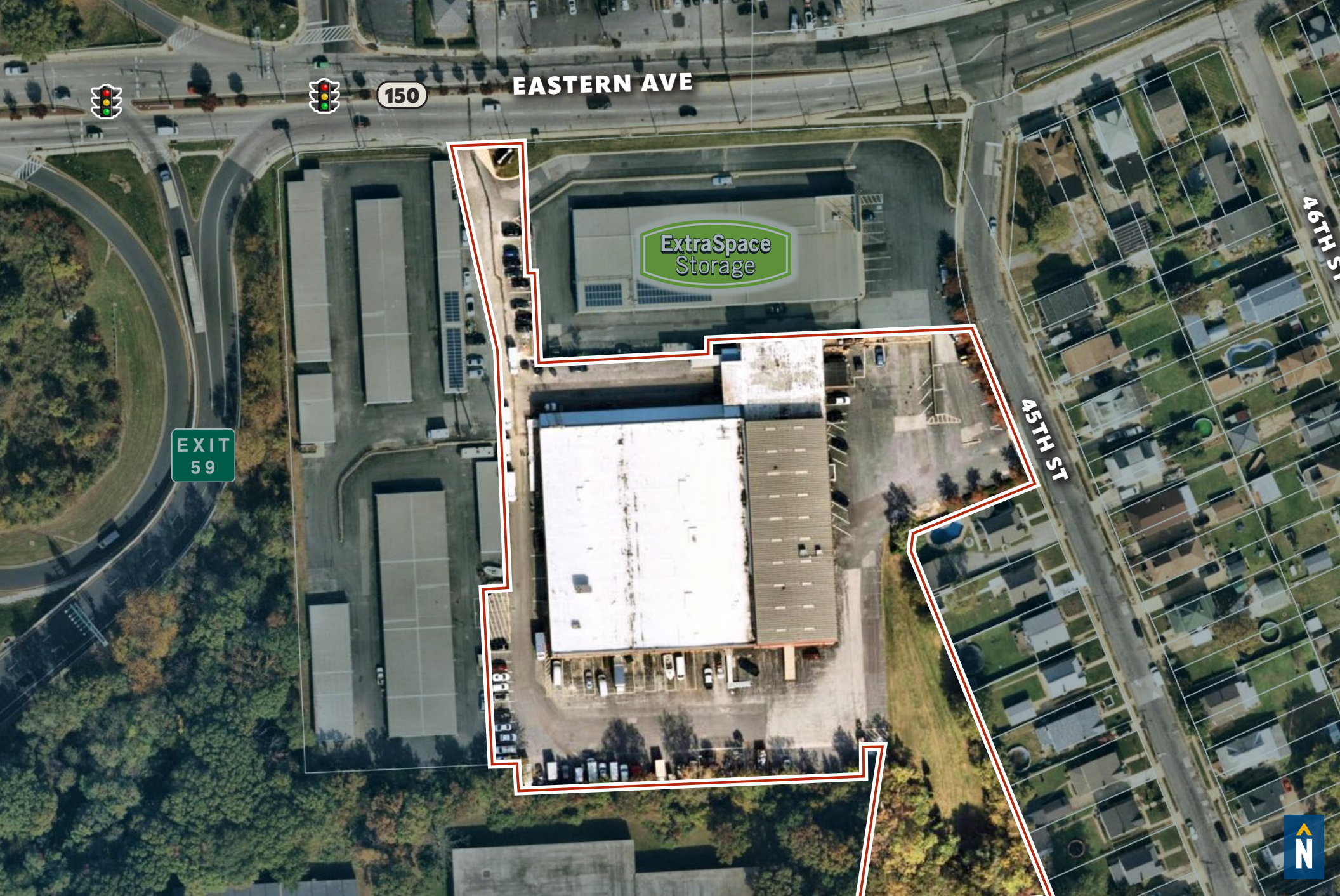


# 11,849 SF WAREHOUSE SPACE





# AERIAL



150

EASTERN AVE

ExtraSpace  
Storage

EXIT  
59

45TH ST





# LOCAL BIRDSEYE



EASTPOINT  
MALL

150  
DUNDALK  
POLICE STATION

MIDAS

OAK LAWN  
CEMETERY

ST ANDREWS  
CEMETERY

SITE

ExtraSpace  
Storage

enterprise

FAIT AVE

JOHN RUHRAH  
ELEM. SCHOOL

EASTERN AVE

EXIT  
59

INTERSTATE  
95

150

INTERSTATE  
95





# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 95**  
0.2 MILES  
1 MIN. DRIVE

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

**INTERSTATE 695**  
2.2 MILES  
5 MIN. DRIVE

**PORT OF BALTIMORE**  
4.8 MILES  
8 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT  
14.1 MILES  
13 MIN. DRIVE

**BALTIMORE, MD**  
8.3 MILES  
15 MIN.

**WASHINGTON, DC**  
43.0 MILES  
1 HR. 0 MIN.

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

**RICHMOND, VA**  
159.0 MILES  
2 HRS. 40 MIN.





# FOR MORE INFO **CONTACT:**



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