



FOR **LEASE**

# WAREHOUSE/OFFICE BLDG. WITH STORAGE LOT

2218-2230 E. FAYETTE STREET | BALTIMORE, MARYLAND 21231



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 12,000 SF  $\pm$  warehouse/office building
- Drive-in loading
- Heavy power
- .087 Ac  $\pm$  adjacent storage lot, fenced and gated
- Close proximity to the Port of Baltimore
- Easy access to Route 40, I-83, I-95, I-895, I-695



AVAILABLE:	12,000 SF $\pm$
CLEAR HEIGHT:	16' $\pm$
DRIVE-INS:	1 (16' W x 14' H)
POWER:	3 PHASE - 440V, 1200A
ZONING:	C-1 (NEIGHBORHOOD BUSINESS DIST.)
RENTAL RATE:	NEGOTIABLE

# AERIAL

DRIVE-IN

MULLIKIN ST

5,500 SF ±

6,500 SF ±

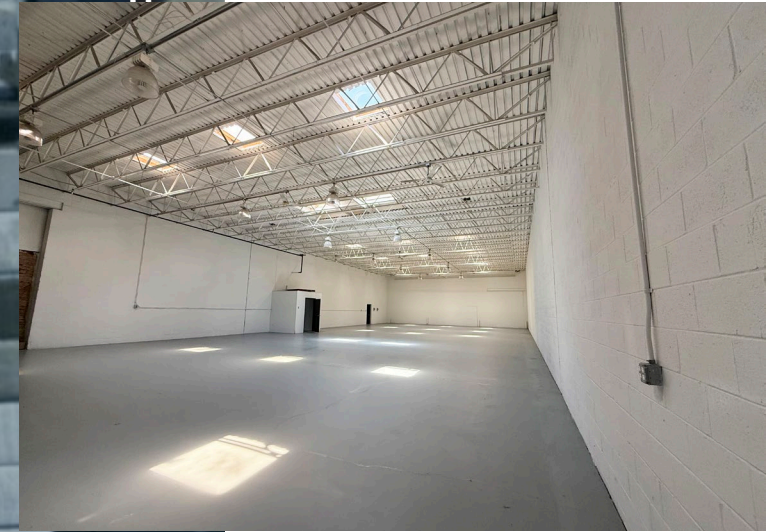
N MADEIRA ST

0.087  
AC ±

16' W x 14' H

E FAYETTE ST

N PATTERSON PARK



# LOCAL BIRDSEYE

BALTIMORE



ORLEANS ST

E FAYETTE ST



SITE



# TRADE AREA

## DRIVING DISTANCE TO:

**40** 0.1 MILES  
1 MIN. DRIVE

**INTERSTATE 895** 2.2 MILES  
7 MIN. DRIVE

**INTERSTATE 95** 3.0 MILES  
10 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
3.9 MILES  
14 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL  
10.9 MILES  
16 MIN. DRIVE

**BALTIMORE, MD** 1.4 MILES  
4 MIN.

**WASHINGTON, DC** 39.9 MILES  
45 MIN.

**PHILADELPHIA, PA** 100.0 MILES  
1 HR. 30 MIN.

**RICHMOND, VA** 155.0 MILES  
2 HRS. 20 MIN.



# FOR MORE INFO **CONTACT:**



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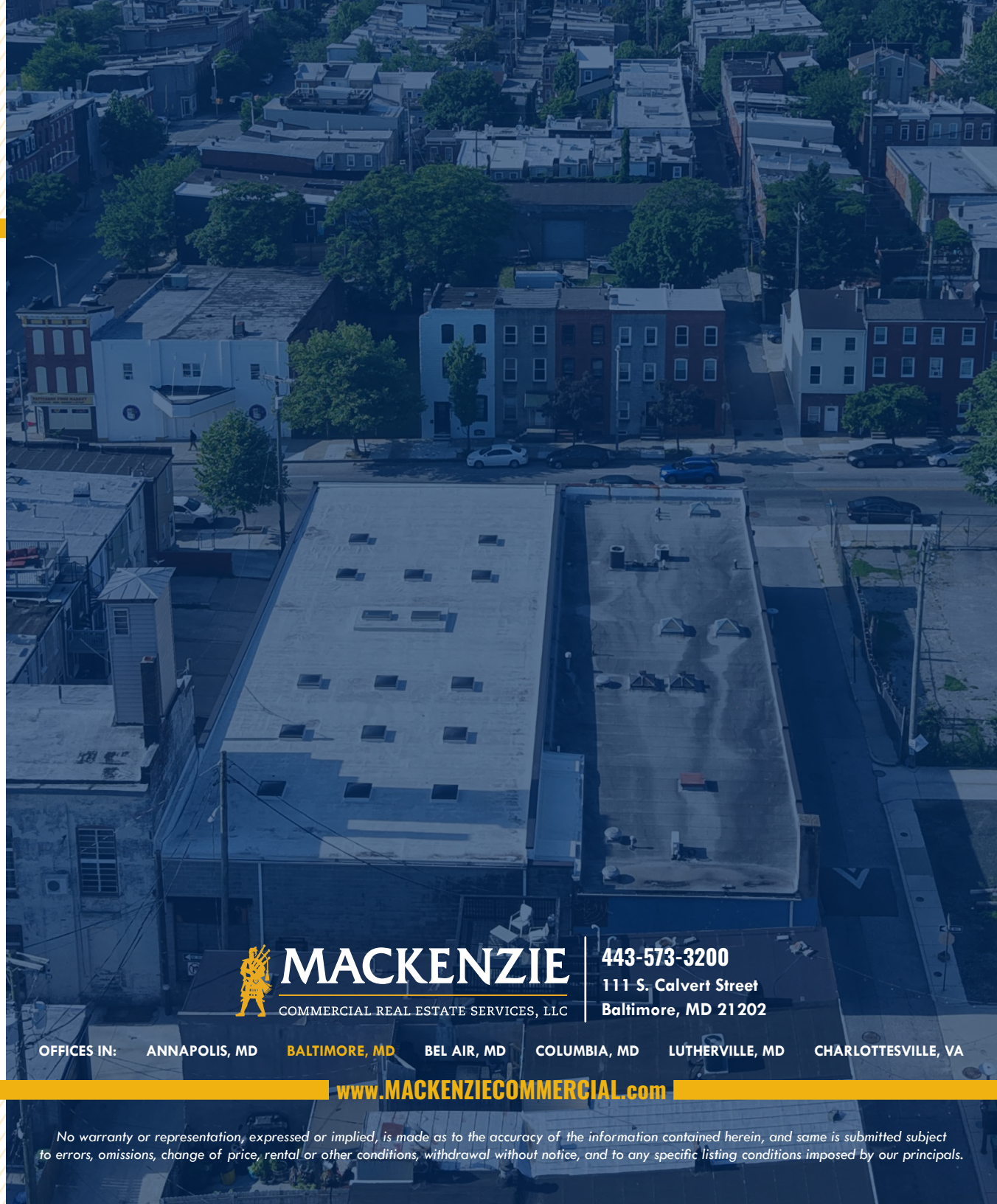
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION 



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