



WAREHOUSE BUILDING

4301 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR
**SALE/
LEASE**



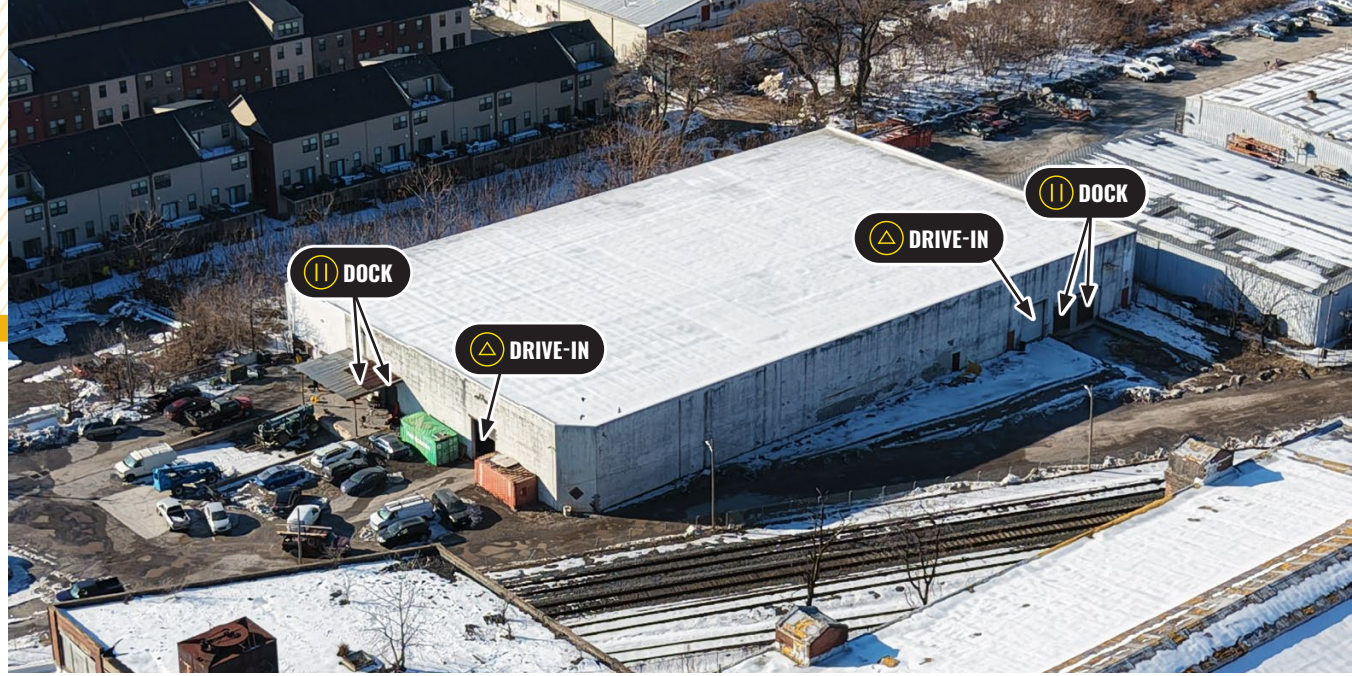
MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rarely available 36,000 SF \pm industrial building with 1.94 acre \pm lot
- Four (4) docks and two (2) drive-in doors
- IMU-1 zoning allows for a wide variety of uses
- Excellent access to I-95



BUILDING SIZE:	36,000 SF \pm
LOT SIZE:	1.94 ACRES \pm
CLEAR HEIGHT:	22'-23' \pm
LOADING:	4 DOCKS, 2 DRIVE-INS
POWER:	3-PHASE 120/240V, 150A & 200A
SPRINKLER:	DRY
ZONING:	IMU-1 (INDUSTRIAL MIXED-USE DIST.)

AERIAL

-  DRIVE-IN
-  DOCK

EASTERN AVE

S JANNEY ST

- 
- 
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GOOGLE MAPS



LOCAL BIRDSEYE



THE SHOPS AT
CANTON
CROSSING

CHARMCITYSKATEPARK

Monumental
SUPPLY COMPANY

Mobtown
BREWING COMPANY

URBANBUILT

loca!
EST. 1983

MEALS
on WHEELS
BY CENTRAL MARYLAND

SOUTHEASTERN
ROASTERY



TRADE AREA

DRIVING DISTANCE TO:

40 0.8 MILES
4 MIN. DRIVE

INTERSTATE 895 0.9 MILES
4 MIN. DRIVE

INTERSTATE 95 1.7 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
3.1 MILES
12 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE WASHINGTON
INTERNATIONAL
AIRPORT
13.6 MILES
16 MIN. DRIVE

BALTIMORE, MD 3.7 MILES
12 MIN.

WASHINGTON, DC 42.4 MILES
50 MIN.

PHILADELPHIA, PA 98.6 MILES
1 HR. 30 MIN.

RICHMOND, VA 152.0 MILES
2 HRS. 20 MIN.



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