



FOR **LEASE/SALE**

WAREHOUSE/OFFICE BLDG. WITH STORAGE LOT

2228-2230 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 |
| SALE PRICE: | NEGOTIABLE |

AERIAL

DRIVE-IN

MULLIKIN ST

5,500 SF ±

6,500 SF ±

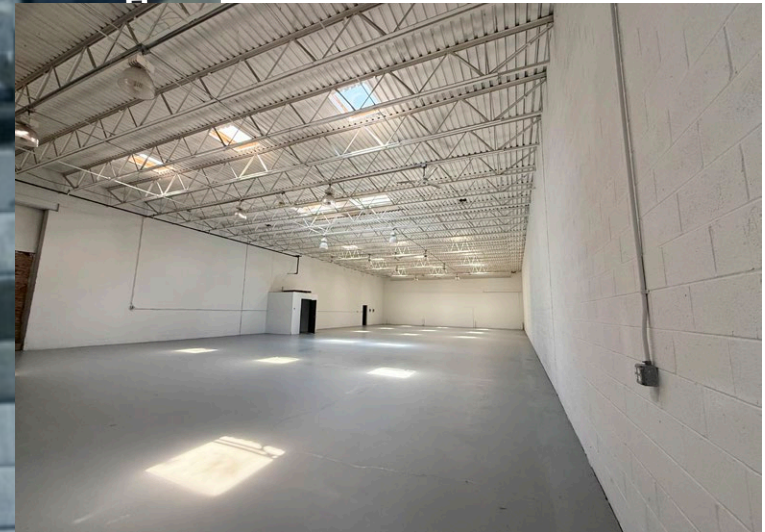
N MADEIRA ST

0.87
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

895 2.2 MILES
7 MIN. DRIVE

95 3.0 MILES
10 MIN. DRIVE

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

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD & MARSHALL
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:**



ALTON CURRY

REAL ESTATE ADVISOR

443.841.9780

ACURRY@mackenziecommercial.com



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com



DANIEL HUDAK, SIOR

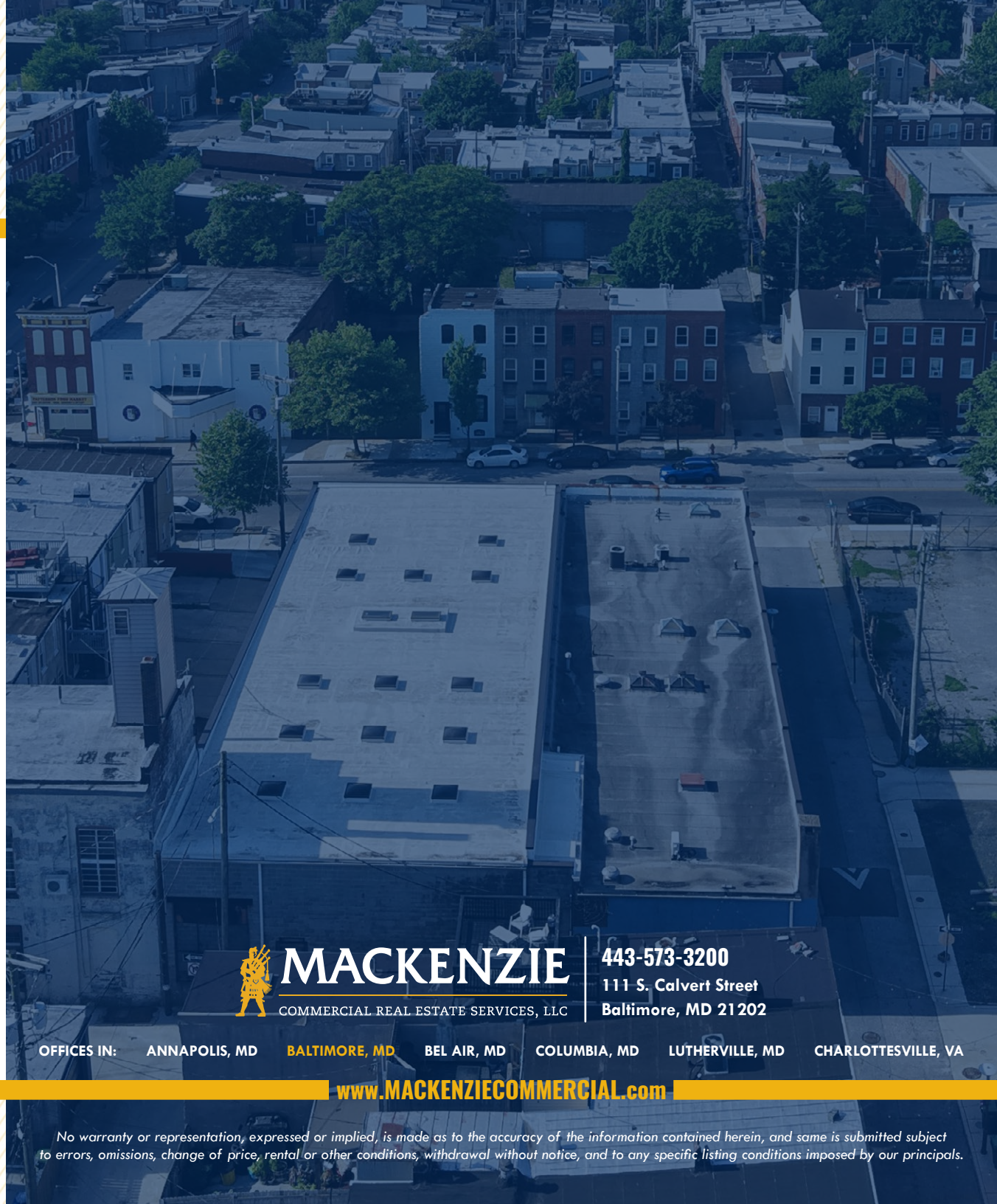
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205

DHUDAK@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.