EASTPOINT BUSINESS CENTER

7900-7996 E. BALTIMORE STREET | DUNDALK, MARYLAND 21224

FOR **LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Easy access to I-95, I-695, I-895
- Dock/drive-in loading (rear)
- Ample on-site parking
- Short drive to the Port of Baltimore and Sparrows Point/Tradepoint Atlantic
- Just blocks from Eastpoint Center & Eastpoint Mall

AVAILABLE:	2,142 SF ± (SUITE 7940)
	6,416 SF ± (SUITES 7948-7952)
	3,764 SF ± (SUITES 7968-7970)
LOADING:	2 LOADING DOCKS (REAR)
BUILDING SIZE:	81,780 SF ±
LOT SIZE:	5.81 ACRES ±
CLEAR HEIGHT:	16' ±
ZONING:	MH IM (MANUFACTURING: HEAVY)
RENTAL RATE:	**NEGOTIABLE**





SITE **PLAN**


CENTER DR
ROLLING MILL RD
BALTIMORE ST
54TH ST
MONUMENT SIGN
2,142 SF
6,416 SF
3,764 SF
7900 7902 7904 7906 7908 7910 7912 7914
7920 7922 7924 7926 7928 7930 7932 7934
7940 7942 7944 7946 7948 7950 7952 7954
7960 7962 7964 7968 7970 7976 7976 7978
7980 7984 7986 7988 7990 7992 7994 7996

LOCAL **BIRDSEYE**



TRADE AREA

DRIVING DISTANCE TO:

- **I-695** — 1.3 MILES — **3 MIN. DRIVE**
- **I-95** — 2.0 MILES — **5 MIN. DRIVE**
- **I-895** — 2.4 MILES — **7 MIN. DRIVE**

- **Port of Baltimore** — 4.4 MILES — **13 MIN. DRIVE** (SEAGIRT MARINE TERMINAL)
- **BWI Thurgood Marshall Airport** — 15.8 MILES — **21 MIN. DRIVE**

BALTIMORE, MD	5.9 MILES	**20 MIN.**
WASHINGTON, DC	44.7 MILES	**1 HR. 5 MIN.**
PHILADELPHIA, PA	98.6 MILES	**1 HR. 45 MIN.**
RICHMOND, VA	154.0 MILES	**3 HRS.**



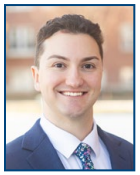
FOR MORE INFO
CONTACT:



ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



ALTON CURRY
REAL ESTATE ADVISOR

443.841.9780

ACURRY@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.