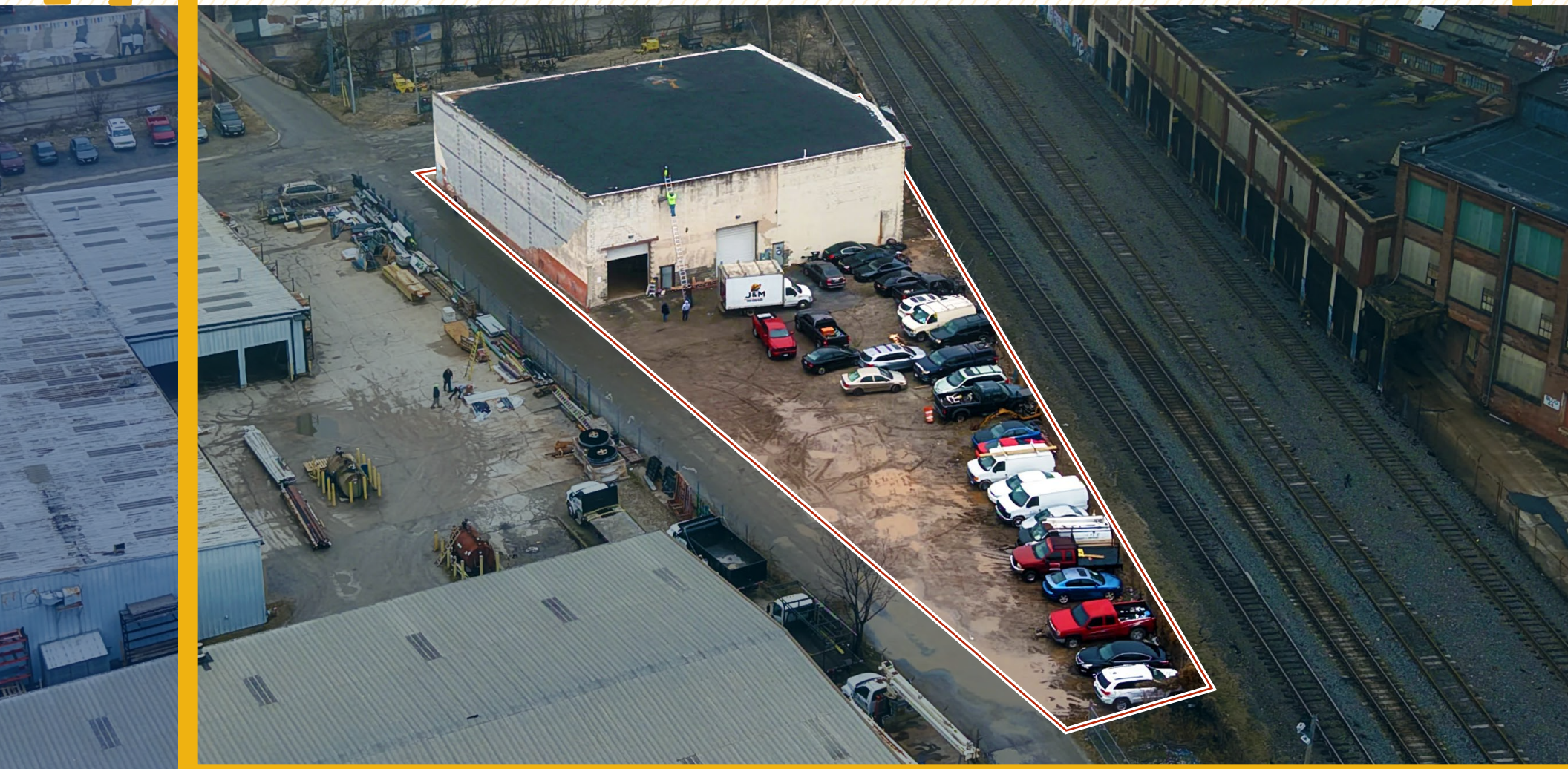
FOR **LEASE/SALE**

WAREHOUSE BUILDING WITH OUTDOOR STORAGE

4315 EASTERN AVENUE | BALTIMORE, MARYLAND 21224



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

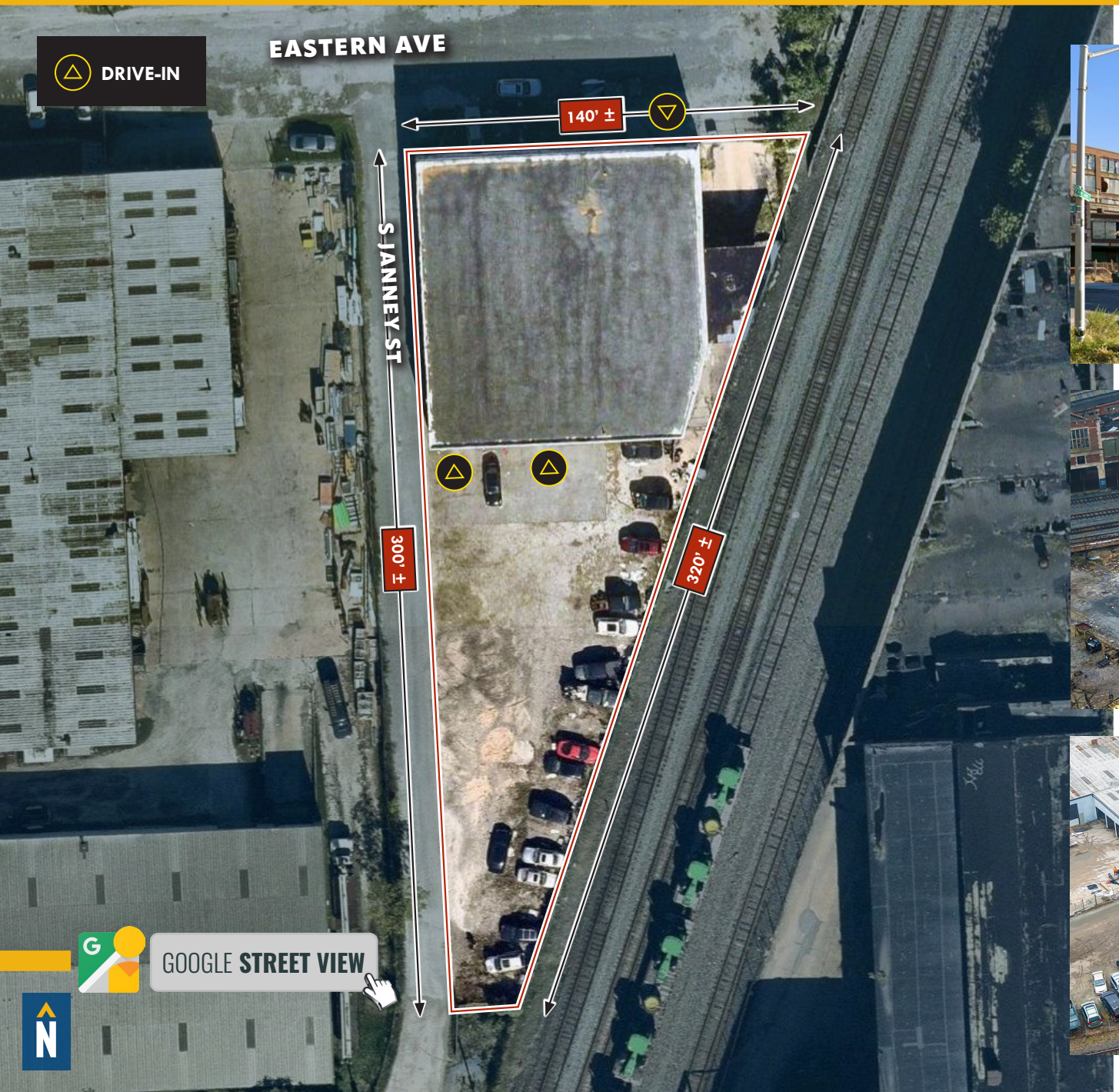
- 10,364 SF ± warehouse building on 0.56 acres ±
- Excellent clear height (24' ±)
- Three (3) oversized drive-in doors
- Ample outdoor storage area
- IMU-1 zoning allows for a wide variety of uses
- Excellent access to I-95

BUILDING SIZE:	10,364 SF ±
LOT SIZE:	0.56 ACRES ±
CLEAR HEIGHT:	24' ±
DRIVE-INS:	3 (12' W x 14' H)
POWER:	SINGLE PHASE 120/240V, 400A
SPRINKLER:	DRY
ZONING:	IMU-1 (INDUSTRIAL MIXED-USE DIST.)





AERIAL

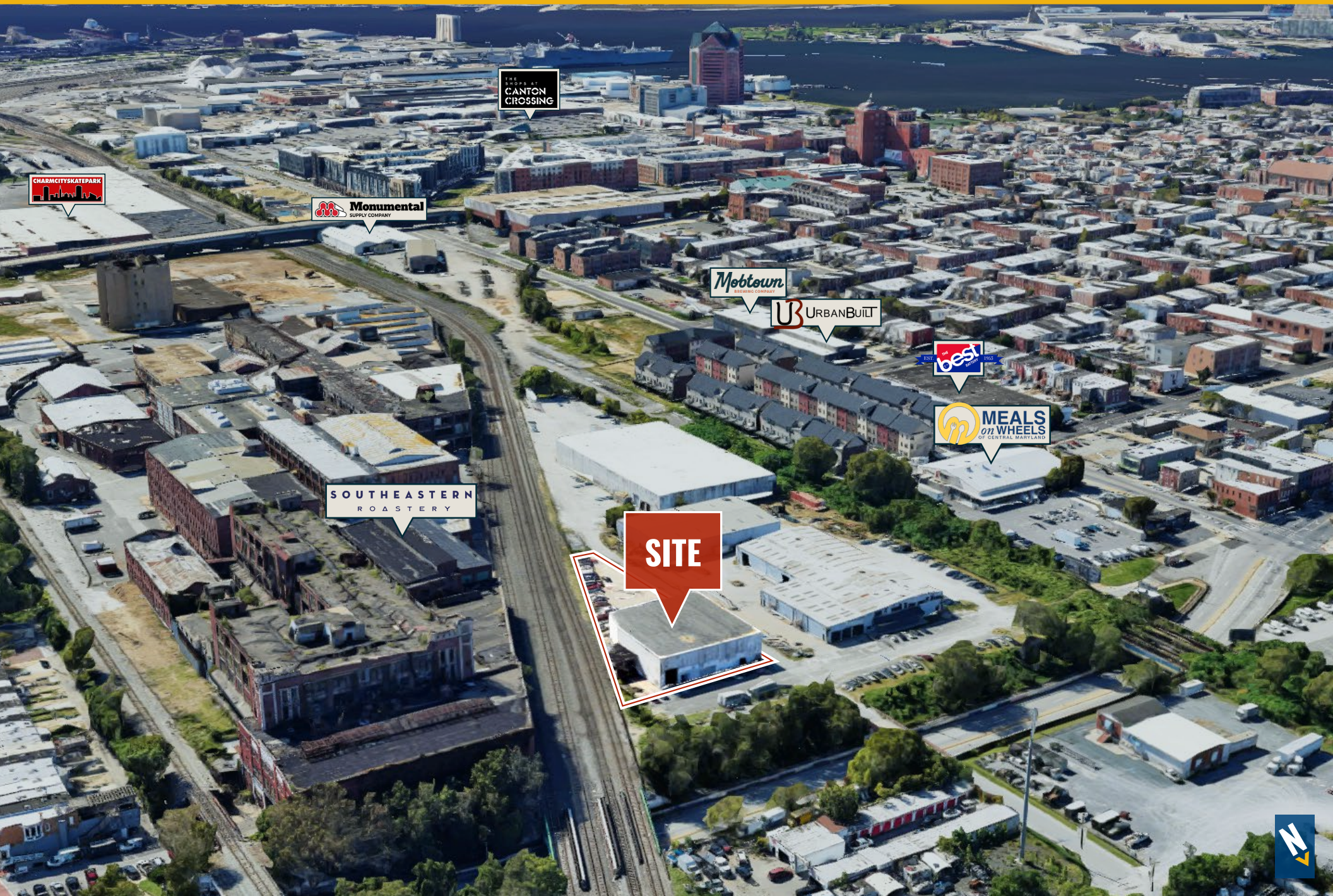

DRIVE-IN
EASTERN AVE
140' ±
S JANNEY ST
300' ±
320' ±
GOOGLE STREET VIEW
N


4315





LOCAL **BIRDSEYE**



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 Thurgood Marshall 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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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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