23,600 SF ± WAREHOUSE SPACE

4401 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR **LEASE**



DIVISIBLE DOWN TO **12K SF ±**

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

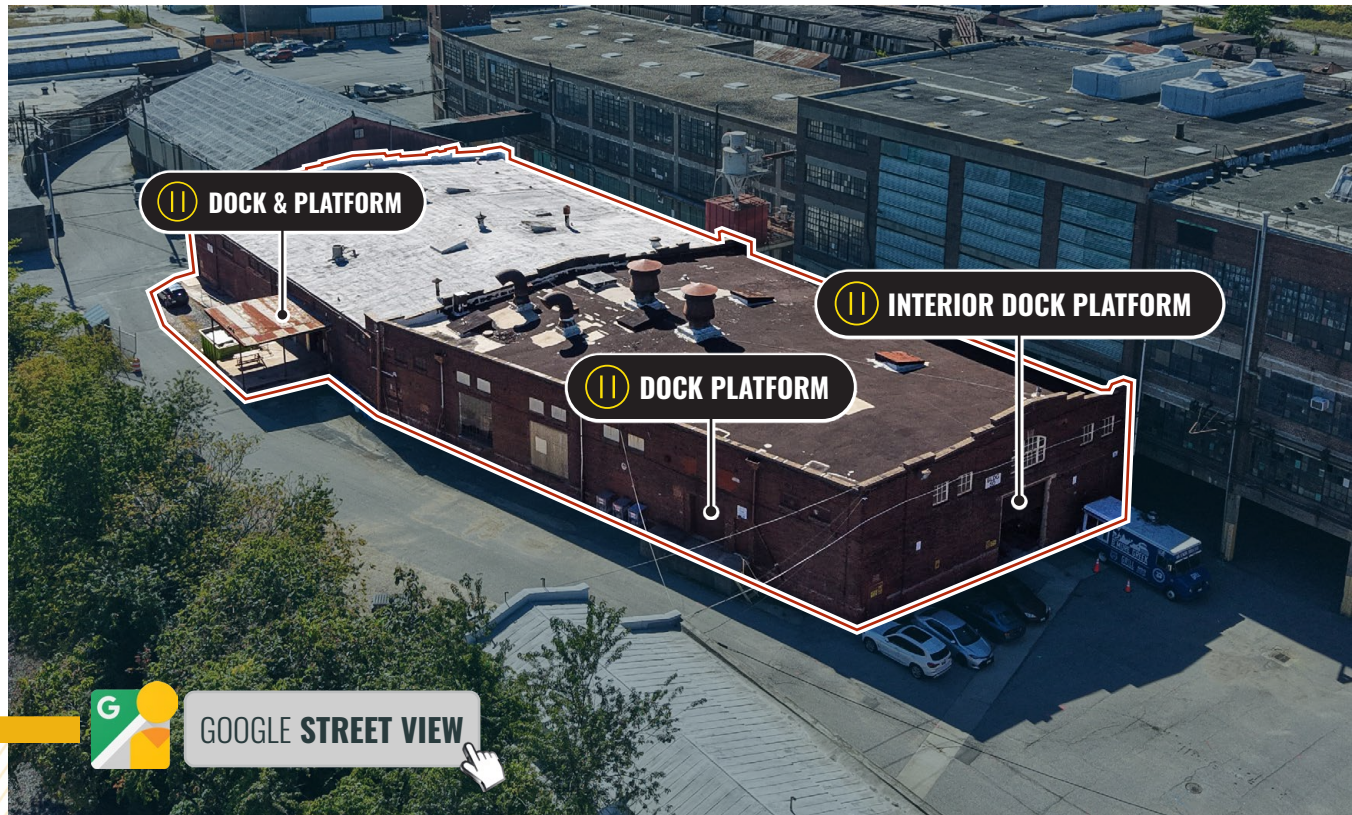
PROPERTY OVERVIEW

HIGHLIGHTS:

- Up to 23,600 SF ± warehouse space (can be demised to 12,000 SF ±) available at Baltimore's historic Crown Industrial Park
- Currently undergoing renovations
- One (1) interior dock
- Three (3) dock platforms
- One (1) drive-in
- Gas heater
- Fully sprinklered
- Excellent access to I-95

AVAILABLE:	12,000-23,600 SF ±
CLEAR HEIGHT:	20' ±
DOCKS:	3 PLATFORMS, 4 POSITIONS
DRIVE-INS:	1
POWER:	3-PHASE 120/240V
ZONING:	C-2 (COMMUNITY COMMERCIAL DIST.)



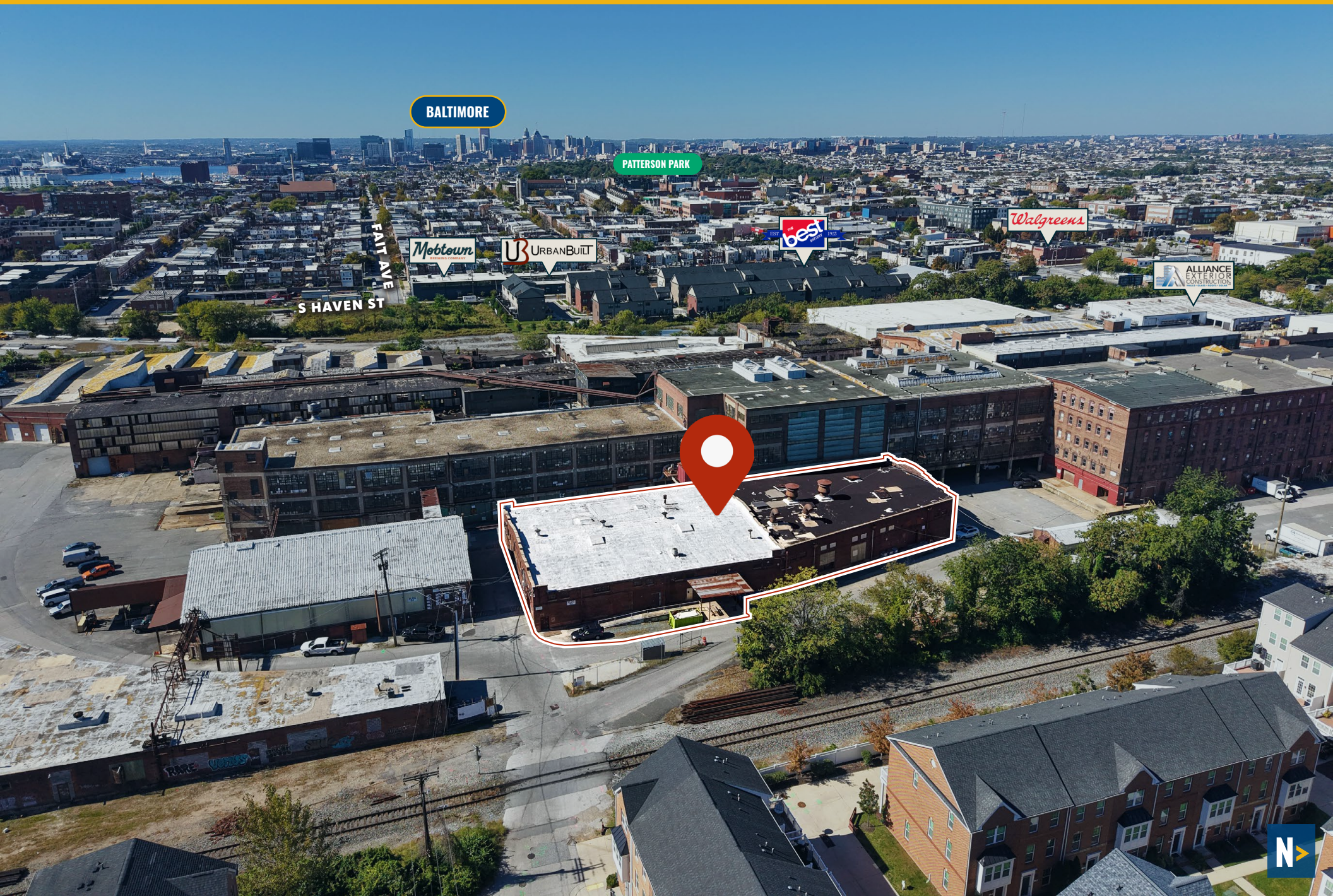


AERIAL **OVERVIEW**

The **Crown Cork & Seal Campus** ("Crown") represents a once-in-a-generation opportunity to participate in the activation of a landmark 16.8-acre adaptive reuse creative campus in the heart of Southeast Baltimore. The vision for Crown is a mixed-use, people-centered district anchored by makers, creators, and mission-driven enterprises — a place where industrial heritage meets contemporary urban culture. The development team seeks tenants, end-users, and buyers who share a commitment to community wealth-building and placemaking, including: artist studios, galleries, and cultural nonprofits; light industrial and craft manufacturing operators; creative office and co-working tenants; food and beverage entrepreneurs and market operators; workforce training and educational institutions; community health and social service providers.



LOCAL **BIRDSEYE**

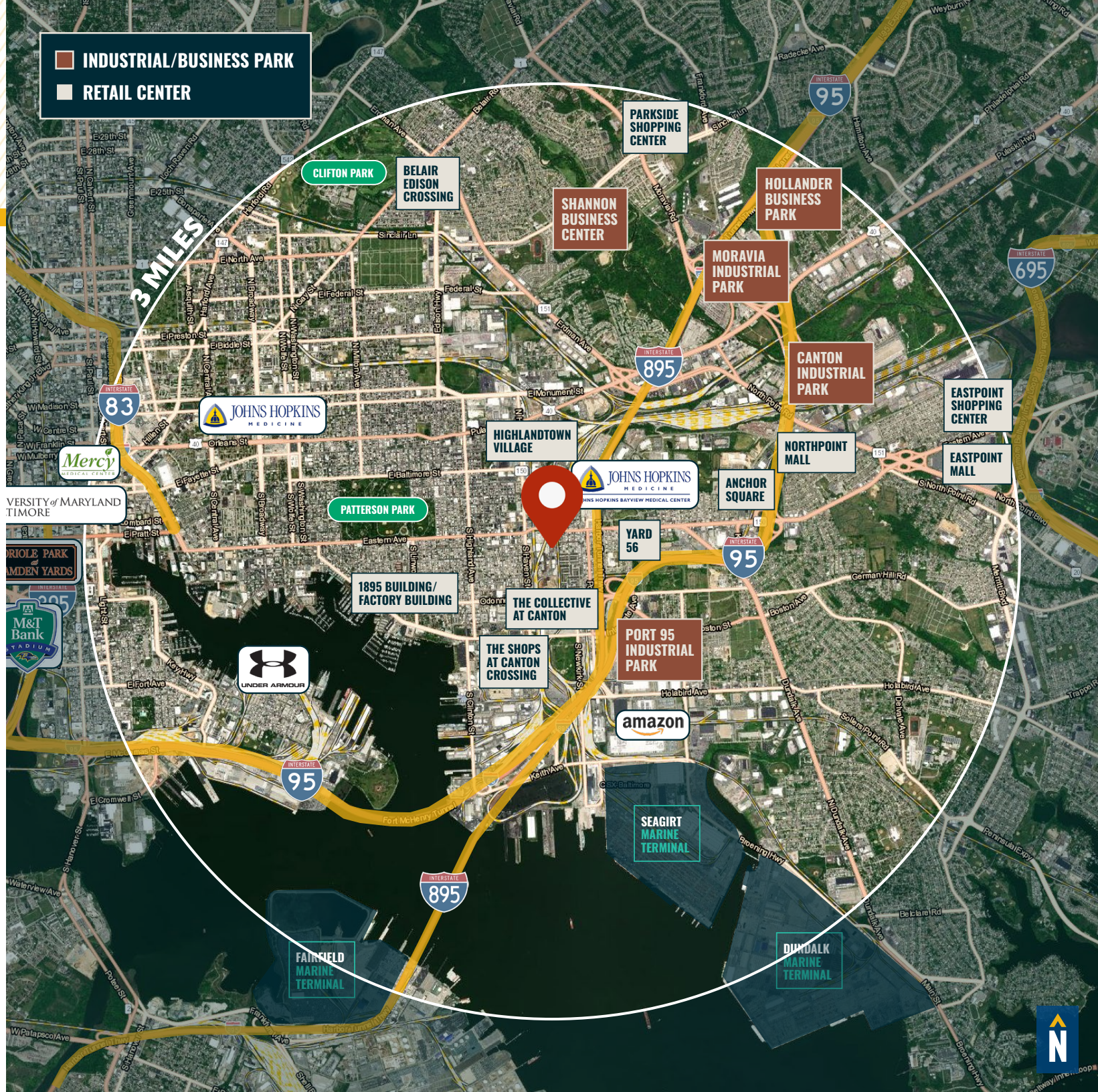


REGIONAL ACCESS

DRIVING DISTANCE TO:

- **I-895** — 0.6 MILES — **3 MIN. DRIVE**
- **I-95** — 0.8 MILES — **4 MIN. DRIVE**
- **40** — 1.6 MILES — **7 MIN. DRIVE**
- **PORT OF BALTIMORE** — 2.0 MILES — **8 MIN. DRIVE** (SEAGIRT MARINE TERMINAL)
- **BWI** Baltimore/Washington International Thurgood Marshall Airport — 12.7 MILES — **16 MIN. DRIVE**

BALTIMORE, MD	4.0 MILES	**14 MIN.**
WASHINGTON, DC	41.5 MILES	**50 MIN.**
PHILADELPHIA, PA	99.7 MILES	**1 HR. 30 MIN.**
RICHMOND, VA	151.0 MILES	**2 HRS. 20 MIN.**



FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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