



# 3023 E MADISON STREET

BALTIMORE, MARYLAND 21205

FOR  
**SUBLEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Inexpensive manufacturing facility
- Heavy power - supports many types of manufacturing
- Fully conditioned - provides for comfortable work environment
- Close proximity to MD Rt 40 and I-895

AVAILABLE:

GROUND FLOOR: 15,000 SF  
LOWER LEVEL: 15,000 SF  
COMBINE TO 30,000 SF

LOT SIZE:

1.31 ACRES

LOADING:

1 DOCK, 11' CLEAR HEIGHT

ZONING:

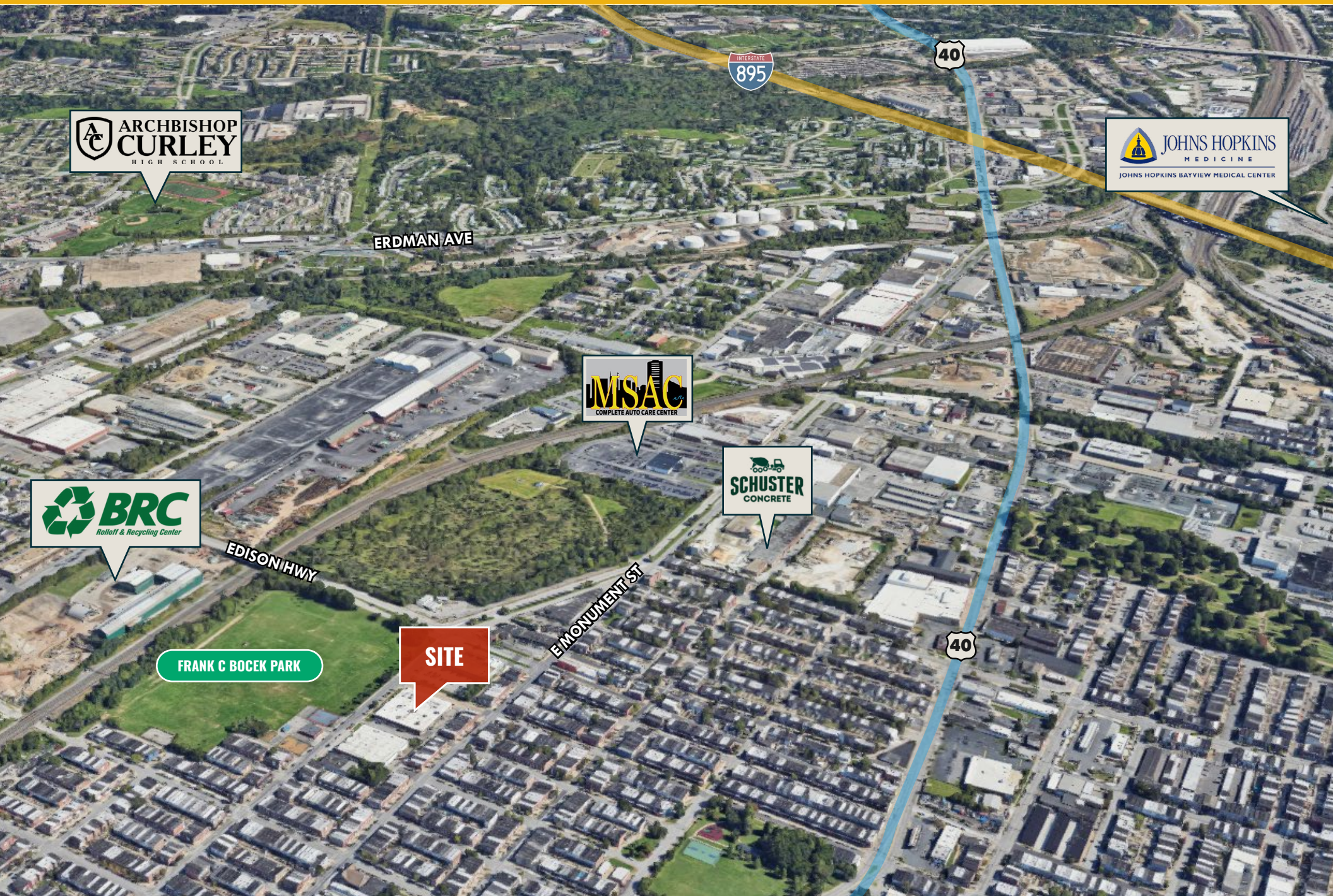
I-1

RENTAL RATE:

\$6.00/SF NNN



# BIRDSEYE



**ARCHBISHOP CURLEY**  
HIGH SCHOOL

**JOHNS HOPKINS**  
MEDICINE  
JOHNS HOPKINS BAYVIEW MEDICAL CENTER

ERDMAN AVE

INTERSTATE  
895

40

**WISAC**  
COMPLETE AUTO CARE CENTER

**SCHUSTER**  
CONCRETE

**BRC**  
Roll-off & Recycling Center

EDISON HWY

FRANK C BOCEK PARK

**SITE**

E MONUMENT ST

40

# TRADE AREA

## DRIVING DISTANCE TO:

 4.0 MILES  
10 MIN. DRIVE

 1.5 MILES  
3 MIN. DRIVE

 4.8 MILES  
13 MIN. DRIVE

 15.1 MILES  
20 MIN. DRIVE

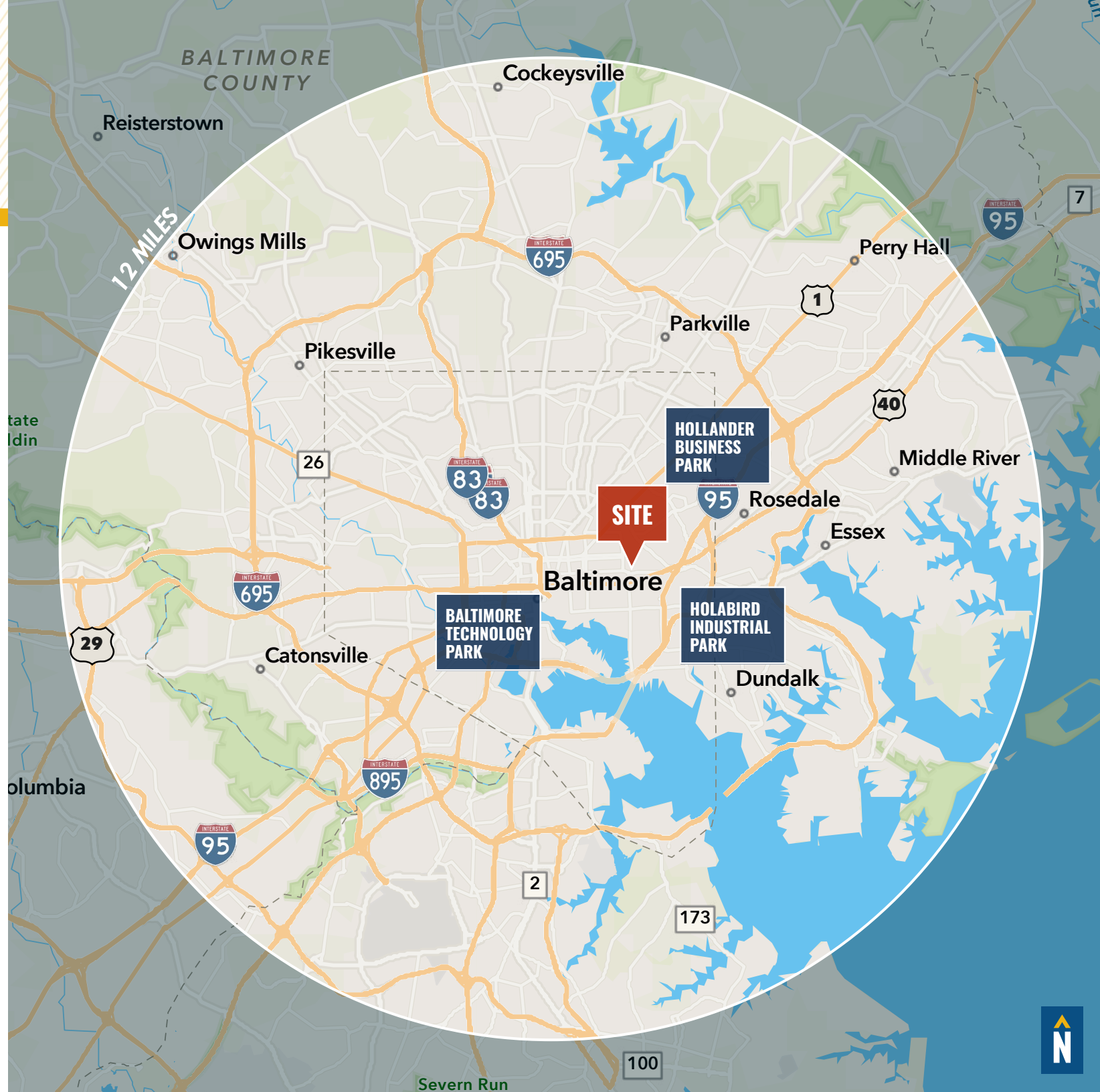
 5.0 MILES  
20 MIN. DRIVE  
(DUNDALK TERMINAL)

**CURTIS BAY** 8.8 MILES  
18 MIN.

**INNER HARBOR** 2.7 MILES  
12 MIN.

**WASHINGTON, DC** 40.7 MILES  
1 HR. 8 MIN.

**PHILADELPHIA, PA** 104 MILES  
1 HR. 50 MIN.



# FOR MORE INFO **CONTACT:**



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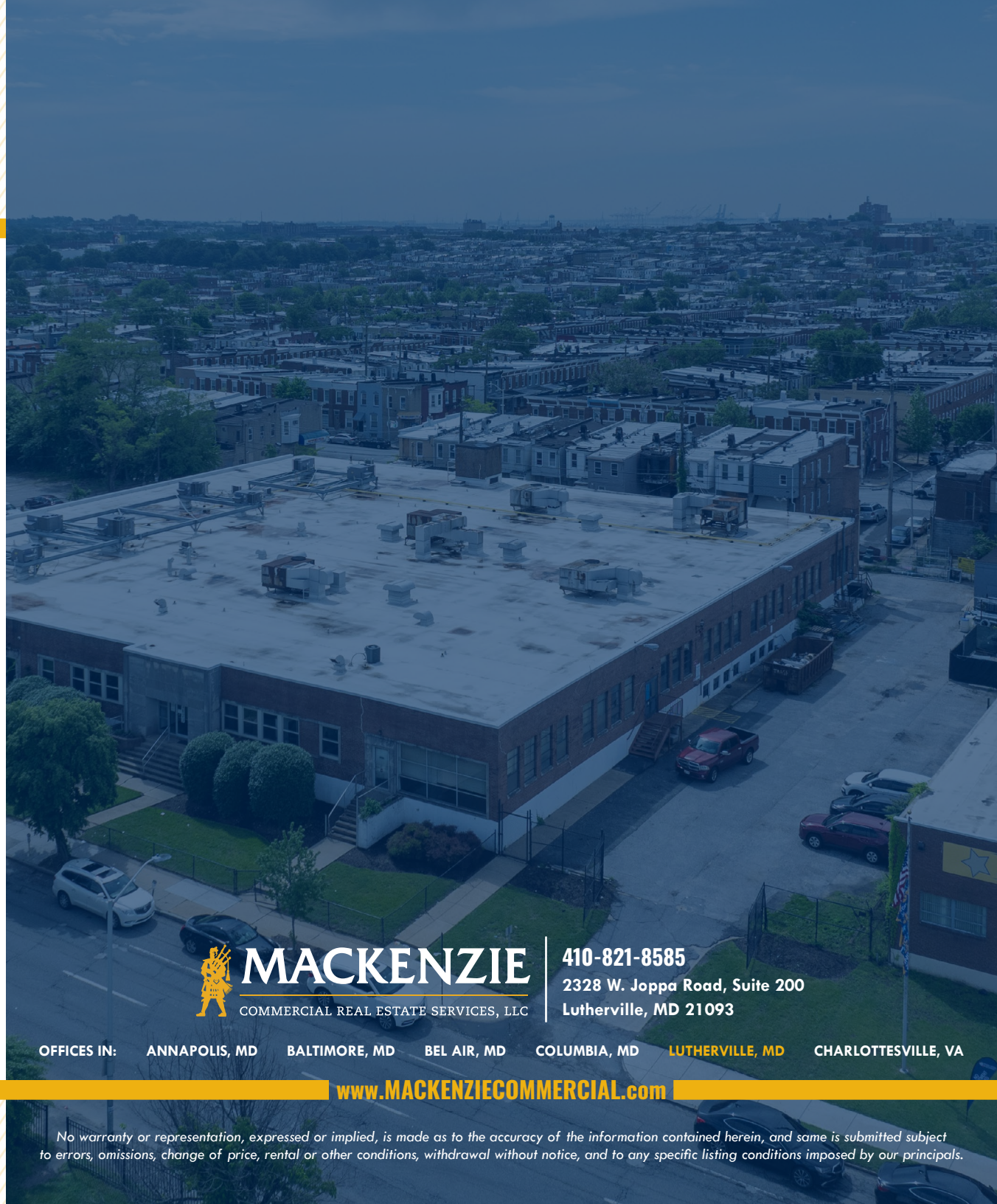


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