



WAREHOUSE/TRUCK SERVICE BLDG.

3701 E. BALTIMORE STREET | BALTIMORE, MARYLAND 21224

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 6,380 SF ± warehouse/truck service property
- All three buildings have a drive-in doors
- Fenced yard
- Air compressor
- Easy access to I-95, I-895, Rt. 40/Pulaski Hwy
- Close proximity to Downtown Baltimore and the Port of Baltimore
- Ideal for contractor or truck service business

GLA: 6,380 SF ± (SDAT)

LOT SIZE: .28 ACRES ±

DRIVE-INS: 4 (TOTAL)

POWER: 3 PHASE

ZONING: I-1 (LIGHT INDUSTRIAL DISTRICT)

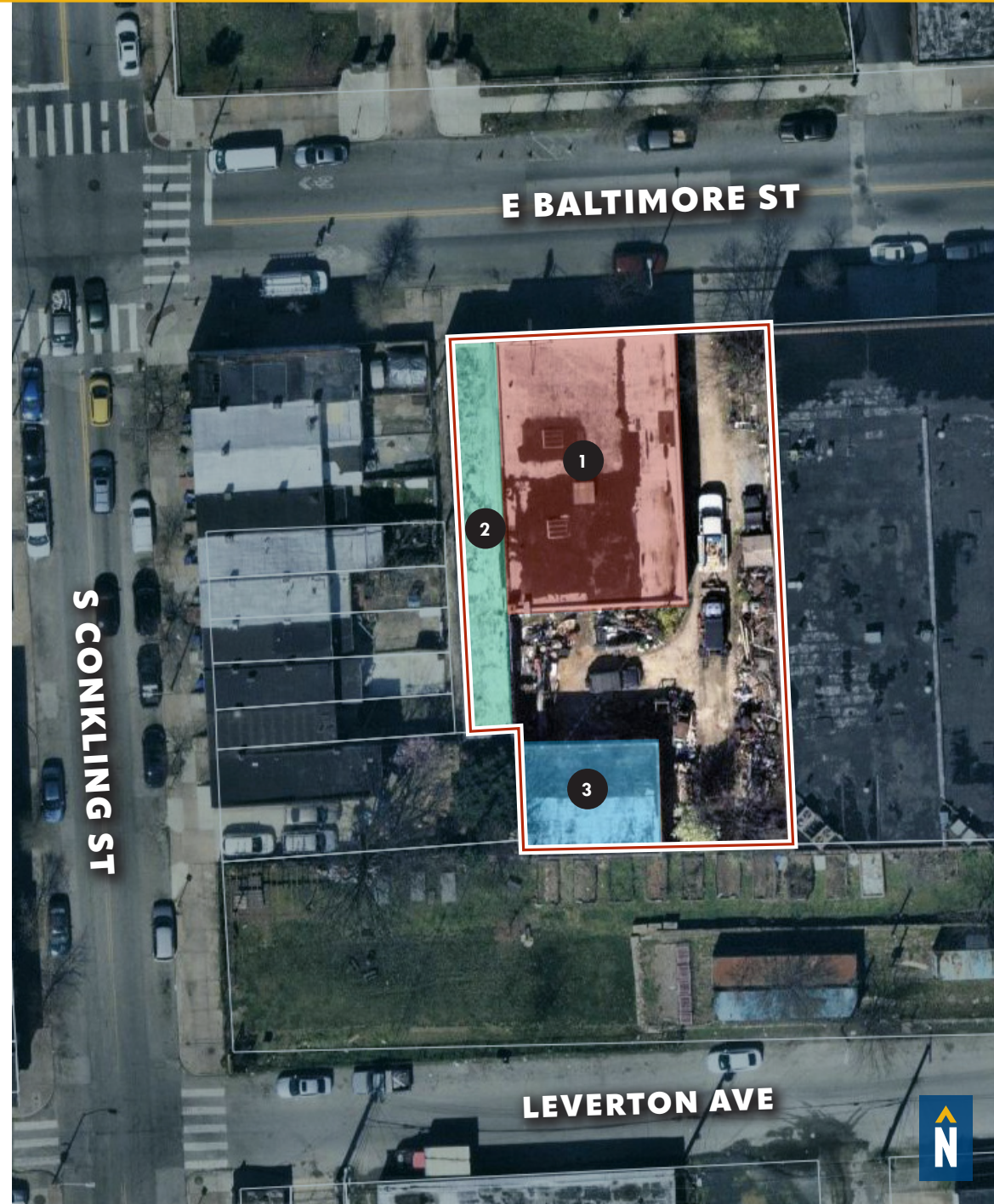
SALE PRICE: NEGOTIABLE



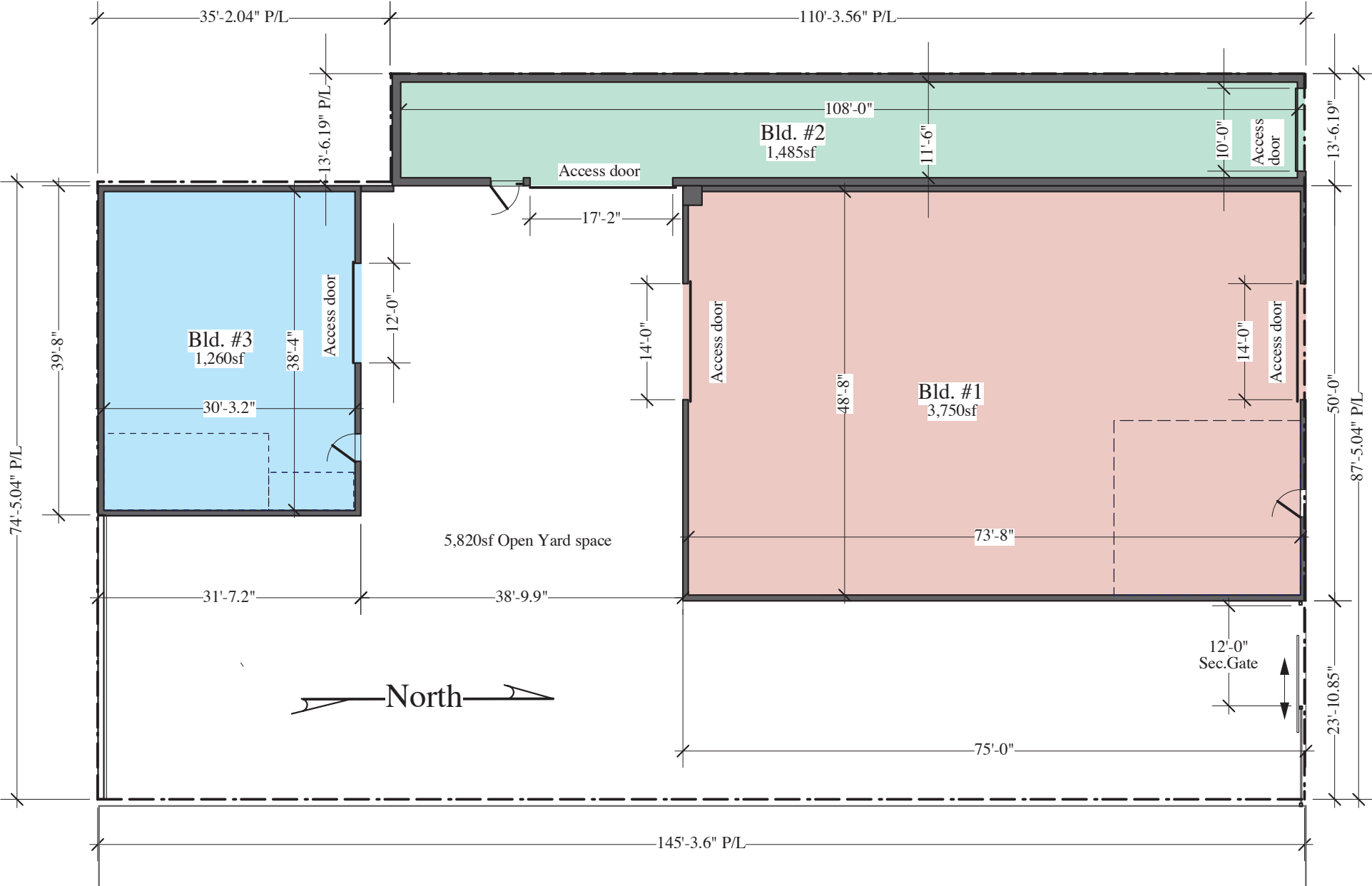
GOOGLE STREET VIEW

AERIAL / PROPERTY SPECS

Address:	3701 E. Baltimore Street Baltimore, MD 21224		
	Bldg. 1	Bldg. 2	Bldg. 3
Parcel ID:	26-15-6278-009		
Site Size:	.28 Acres ±		
Building Size:	3,700 SF ± (Shop)	1,430 SF ± (Warehouse)	1,250 SF ± (Shop)
Office:	400 SF ±	None	222 SF ±
Bathrooms:	2	None	1
Clear Height:	14' ±	10' ±	14' ±
Sprinkler:	None	None	None
Power:	200A single phase 200a three phase	100A single phase 200A three phase	200A single phase 200a three phase
Heat:	Natural gas	None	Wood Stove Oil Furnace (Not Used)
Utilities:	Public Water and Sewer		
Zoning: I-1 (Light Industrial District) Baltimore City, MD The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly-type manufacturing, with little to no outside impacts.			



FLOOR PLAN



LOCAL BIRDSEYE



BALTIMORE

PATTERSON PARK

SITE

AZLO
INTERNATIONAL FOODS

E BALTIMORE ST

RENTAL SERVICE
LB lord baltimore
uniform

HEBREW FRIENDSHIP CEMETERY

H&S BAKERY



TRADE AREA

DRIVING DISTANCE TO:

40 0.5 MILES
2 MIN. DRIVE

INTERSTATE 895 1.4 MILES
3 MIN. DRIVE

INTERSTATE 95 1.8 MILES
6 MIN. DRIVE

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

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
THURGOOD MARSHALL
13.6 MILES
16 MIN. DRIVE

BALTIMORE, MD 2.5 MILES
9 MIN.

WASHINGTON, DC 42.5 MILES
1 HR. 0 MIN.

PHILADELPHIA, PA 98.7 MILES
1 HR. 35 MIN.

RICHMOND, VA 157.0 MILES
2 HRS. 30 MIN.



FOR MORE INFO CONTACT:



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.