



INVESTMENT **SALE**

# 100% LEASED INDUSTRIAL PROPERTY

4420 E. EAGER STREET | BALTIMORE, MARYLAND 21205



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 100% Leased to Ace Environmental thru 10/31/28
- Two (2) office buildings in excellent condition
- 6,000 SF+- service warehouse
- Zoned I-2 (Heavy Industrial)
- Prime Outdoor Storage Yard
- Quick and easy access to Route 40, I-895, I-95

TOTAL GLA:

10,825 SF ±

LOT SIZE:

2.34 ACRES ±

ZONING:

I-2 (GENERAL INDUSTRIAL DISTRICT)

NOI:

\$170K ± (AS OF 11/1/24)



GOOGLE STREET VIEW



# AERIAL / PARCEL OUTLINE



# PHOTOS



# LOCAL BIRDSEYE

BALTIMORE



WISAC

LEONARD PAPER COMPANY

Olympic

ASHLAND AVE

PAINtech

NEW VISTA CORPORATION

IRIS AVE

N JANNEY ST

N KRESSON ST

N LEHIGH ST

E EAGER ST

LYON ST

SH DELCO

GAF

Chesapeake Plywood, LLC

wildpack

TNE



# TRADE AREA

## DRIVING DISTANCE TO:

 2.9 MILES  
6 MIN. DRIVE

 2.5 MILES  
7 MIN. DRIVE

 4.3 MILES  
9 MIN. DRIVE

 3.6 MILES  
12 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

 14.4 MILES  
17 MIN. DRIVE

**BALTIMORE, MD** 3.4 MILES  
13 MIN.

**WASHINGTON, DC** 45.7 MILES  
1 HR. 5 MIN.

**PHILADELPHIA, PA** 98.9 MILES  
1 HR. 40 MIN.

**RICHMOND, VA** 152.0 MILES  
2 HRS. 35 MIN.



# FOR MORE INFO CONTACT:



**MATTHEW CURRAN, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3203**

**MCURRAN@mackenziecommercial.com**



**ANDREW MEEDER, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4881**

**AMEEDER@mackenziecommercial.com**



**DANIEL HUDAK, SIOR**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3205**

**DHUDAK@mackenziecommercial.com**



**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**



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