

INVESTMENT SALE

4420 E. EAGER STREET | BALTIMORE, MARYLAND 21205





PROPERTY OVERVIEW

HIGHLIGHTS:

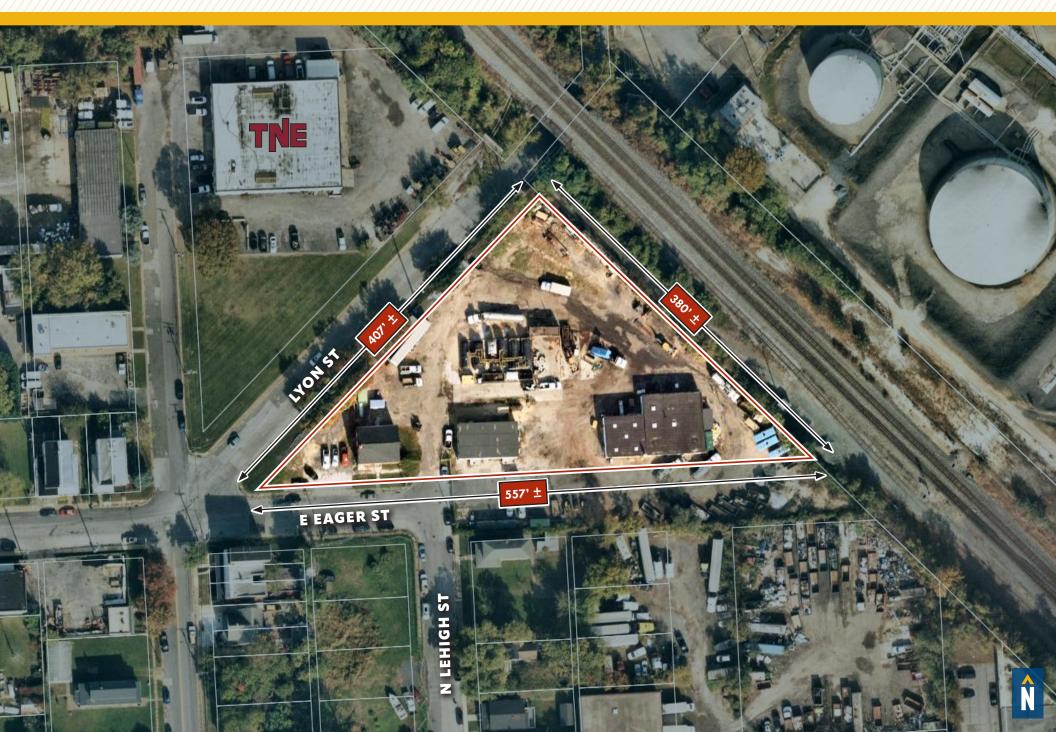
- 100% Leased to Ace Environmental thru 10/31/28
- Two (2) office buildings in excellent condition
- 6,000 SF+- service warehouse
- Zoned I-2 (Heavy Industrial)
- Prime Outdoor Storage Yard
- Quick and easy access to Route 40, I-895, I-95





TOTAL GLA:	10,825 SF ±
LOT SIZE:	2.34 ACRES ±
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
NOI:	\$170K ± (AS OF 11/1/24)

AERIAL / PARCEL OUTLINE



PHOTOS

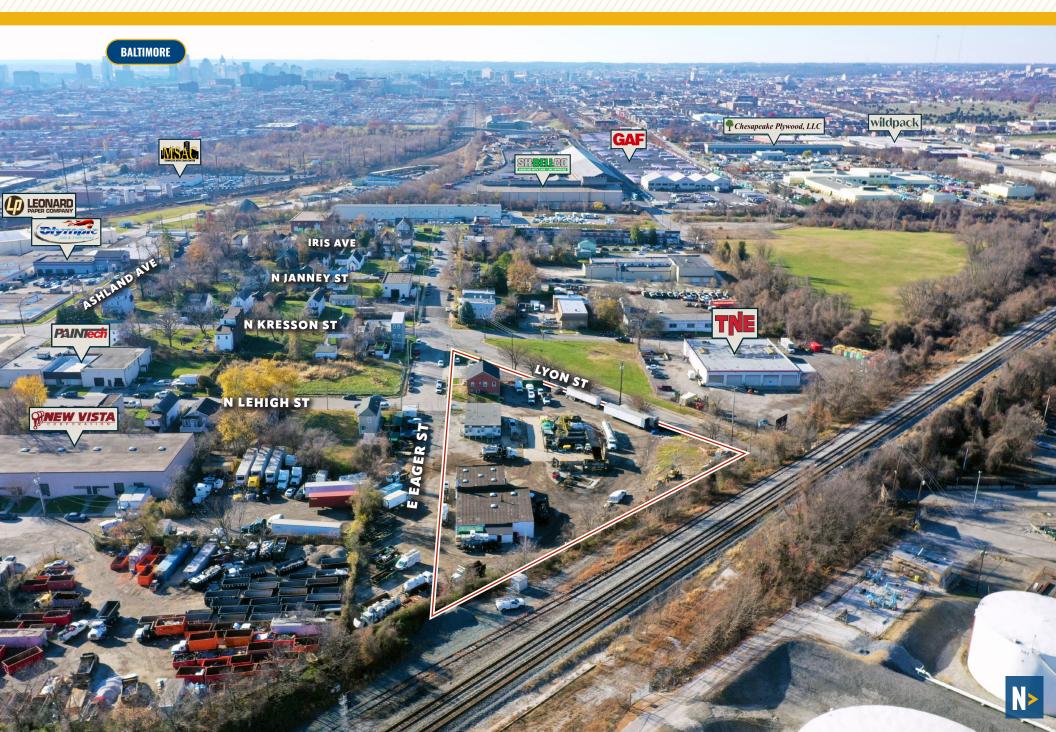








LOCAL **BIRDSEYE**



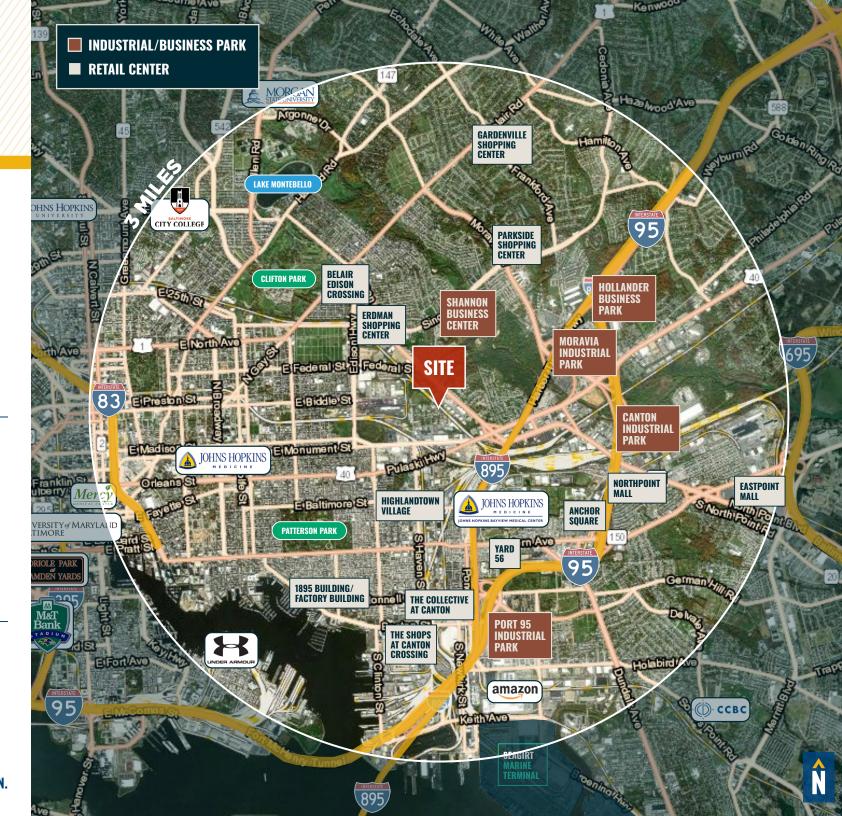
TRADE A R E A





WASHINGTON, DC45.7 MILES
1 HR. 5 MIN.PHILADELPHIA, PA98.9 MILES
1 HR. 40 MIN.

RICHMOND, VA 152.0 MILES 2 Hrs. 35 Min.



FOR MORE INFO **CONTACT:**



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