



FOR **SALE**

WAREHOUSE WITH OUTDOOR STORAGE

710 S. CATON AVENUE | BALTIMORE, MARYLAND 21229



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,575 SF ± industrial building on .839 acres ±
- Two oversized drive-in doors
- Fenced in lot
- Easy access to Route 1, I-95 and I-695
- Close proximity to BWI Airport and the Port of Baltimore



BUILDING SIZE:	3,575 SF ±
LOT SIZE:	.839 ACRES ±
CLEAR HEIGHT:	13'-14' ±
DRIVE-INS:	2 (10' W x 12' H)
ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW



S CATON AVE

AERIAL



S CATON AVE



LOCAL BIRDSEYE



CAPITOL CARBONIC

ALCO DOORS

ExtraSpace Storage

SITE

S CATON AVE

PRIME STORAGE



TRADE AREA

DRIVING DISTANCE TO:

1 0.2 MILES
2 MIN. DRIVE

95 0.9 MILES
4 MIN. DRIVE

695 2.2 MILES
6 MIN. DRIVE

BWI BALTIMORE WASHINGTON INTERNATIONAL
FREDERICK MARSHALL AIRPORT
7.8 MILES
9 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
6.3 MILES
14 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 5.7 MILES
15 MIN.

WASHINGTON, DC 36.7 MILES
1 HR. 5 MIN.

PHILADELPHIA, PA 107.0 MILES
1 HR. 55 MIN.

RICHMOND, VA 148.0 MILES
2 HRS. 35 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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