



FOR LEASE

SMALL BAY INDUSTRIAL WAREHOUSE

3970-3994 NORTH POINT ROAD | DUNDALK, MARYLAND 21222



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

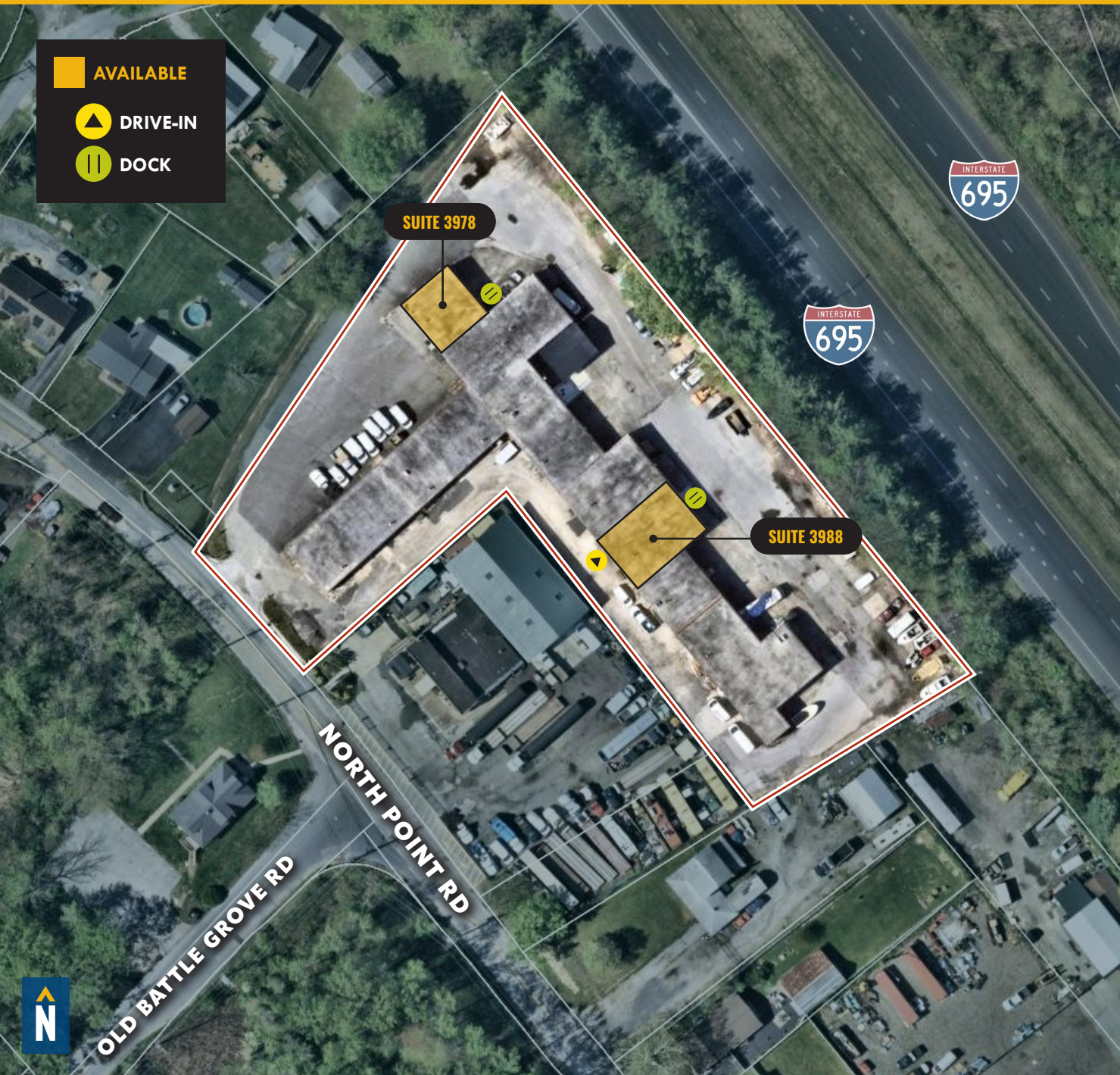
- Dock and drive-in loading
- Immediate access to I-695 and easy access to I-95 and I-895
- Close proximity to the Port of Baltimore (Seagirt and Dundalk Terminals)

AVAILABLE:

SUITE 3978:	1,600 SF ± (AVAILABLE NOW) 1 DOCK
SUITE 3988:	2,400 SF ± (AVAILABLE NOW) 1 DOCK, 1 DRIVE-IN
CLEAR HEIGHT:	10'-6" ±
POWER:	3-PHASE
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	NEGOTIABLE



AERIAL



AVAILABLE

DRIVE-IN

DOCK

SUITE 3978

SUITE 3988

All Suites

Clear Height 10'-6" ±

Power 3-Phase

Heat Oil

Suite 3978 1,600 SF ±

- 1 Dock (10' w x 8'-6" h)
- 1 Bathroom
- LED lights

• Available now

Suite 3988 2,400 SF ±

- 275 SF ± office space
- 1 Dock (10' w x 8' h)
- 1 Drive-In (8' w x 8' h)

• Available now

LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

 0.9 MILES
3 MIN. DRIVE

 4.4 MILES
7 MIN. DRIVE

 5.3 MILES
8 MIN. DRIVE

 5.3 MILES
14 MIN. DRIVE
(DUNDALK MARINE TERMINAL)

 18.3 MILES
20 MIN. DRIVE

BALTIMORE, MD 8.6 MILES
16 MIN.

WASHINGTON, DC 47.1 MILES
50 MIN.

PHILADELPHIA, PA 100.0 MILES
1 HR. 30 MIN.

RICHMOND, VA 157.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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