



# EASTERN BUSINESS CENTER

6801 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Abundant on-site parking and outdoor area
- Situated on the Baltimore City/County line
- Unparalleled access to I-95, I-695 and Downtown Baltimore
- 1 mi. from Johns Hopkins Bayview Medical Center
- Close proximity to numerous retail and amenities, like The Home Depot, Wawa, Dunkin' and the new Yard 56 (Streets Market, Chipotle and more!)
- Recently renovated/façade upgrades



AVAILABLE	4,342 SF ± (+ 2 DOCKS)
CLEAR HEIGHT	12'-14' ±
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE

# AERIAL



# AERIAL



150

EASTERN AVE

EXIT  
59

ExtraSpace  
Storage

-  DRIVE-IN
-  DOCK

45TH ST

46TH ST



GOOGLE STREET VIEW



# LOCAL BIRDSEYE

BALTIMORE



150



EXIT 59

EASTERN AVE

ExtraSpace Storage



150

45TH ST



# LOCAL BIRDSEYE



EASTPOINT  
MALL

150

DUNDALK  
POLICE STATION

MIDAS

OAK LAWN  
CEMETERY

enterprise

ExtraSpace  
Storage

SITE

FAIT AVE

JOHN RUHRAH  
ELEM. SCHOOL

EASTERN AVE

EXIT  
59

INTERSTATE  
95

150

INTERSTATE  
95



# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 95**  
0.2 MILES  
1 MIN. DRIVE

**INTERSTATE 895**  
2.0 MILES  
3 MIN. DRIVE

**INTERSTATE 695**  
2.2 MILES  
5 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
4.8 MILES  
8 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL THURGOOD MARSHALL AIRPORT  
14.1 MILES  
13 MIN. DRIVE

**BALTIMORE, MD**  
8.3 MILES  
15 MIN.

**WASHINGTON, DC**  
43.0 MILES  
1 HR. 0 MIN.

**PHILADELPHIA, PA**  
97.8 MILES  
1 HR. 30 MI

**RICHMOND, VA**  
159.0 MILES  
2 HRS. 40 MIN.



# FOR MORE INFO **CONTACT:**



## **ALTON CURRY**

REAL ESTATE ADVISOR

**443.841.9780**

[ACURRY@mackenziecommercial.com](mailto:ACURRY@mackenziecommercial.com)



## **ANDREW MEEDER, SIOR**

SENIOR VICE PRESIDENT & PRINCIPAL

**410.494.4881**

[AMEEDER@mackenziecommercial.com](mailto:AMEEDER@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](http://www.MACKENZIECOMMERCIAL.com)



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