

PROPERTY OVERVIEW

SINCLAIR BUSINESS CENTER 1

4220 SHANNON DRIVE, BALTIMORE, MD 21213



Building Information

- Access via Route 40, I-95 and Erdman Avenue or Moravia Road
- One-story masonry construction with steel trim
- 20' clear ceiling height
- Dock and drive-ins
- Comcast service available
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Baltimore City, M-1-1 zoning: light manufacturing, office, warehousing, distribution
- Located in a federal HUBZone
- MTA bus stop within walking distance
- Four miles to marine terminals



Surrounding Amenities

- United States Postal Service
- McDonald's
- Red Rooster Restaurant
- Popeyes Louisiana Kitchen
- Wells Fargo
- Long John Silver's
- Lung Wah Chinese
- Giant Supermarket
- Family Dollar
- Public Storage

Site Plan

Sinclair Business Center 1

4220 Shannon Drive

Industrial

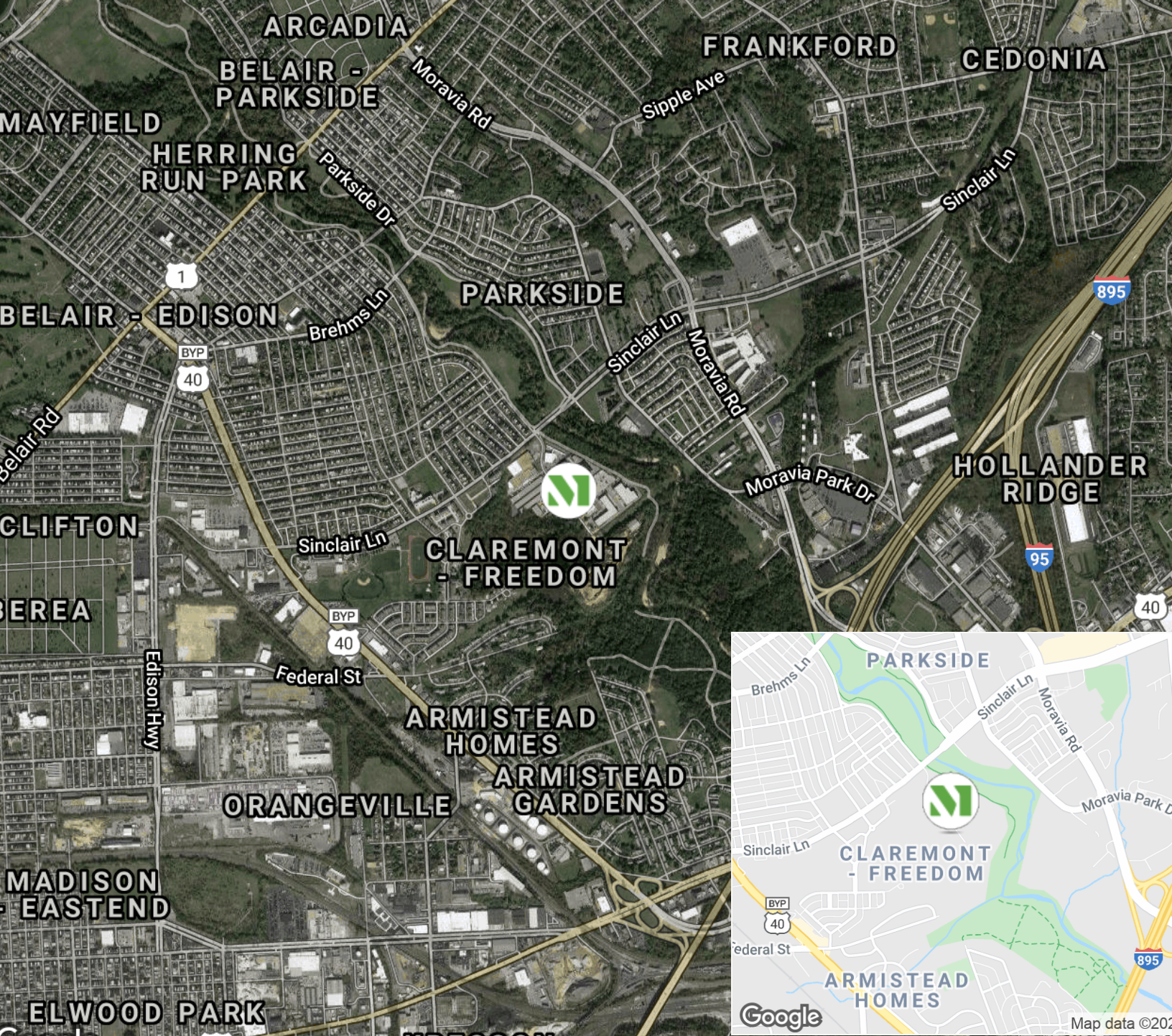
45,000 SF



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For additional information or to schedule a tour, contact:

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