



FOR LEASE OR SALE

PROPERTY HIGHLIGHTS

- **Freestanding fenced and paved facility**
- **Size:** ±10,100 SF
- **Acres:** ±2.1 acres
- **Ceiling Height:** ±11'5", up to ±16'5" clear
- **Zoning:** I-1
- **Electrical:** 3 phase, 120/208 volt, 200 amps (estimated)
- **Loading:** Three (3) docks 8' x 10' and 9' x 10'; Fourteen (14) drive-ins 10' x 12'
- **Incentives:** Enterprise Zone, HUB Zone & Opportunity Zone

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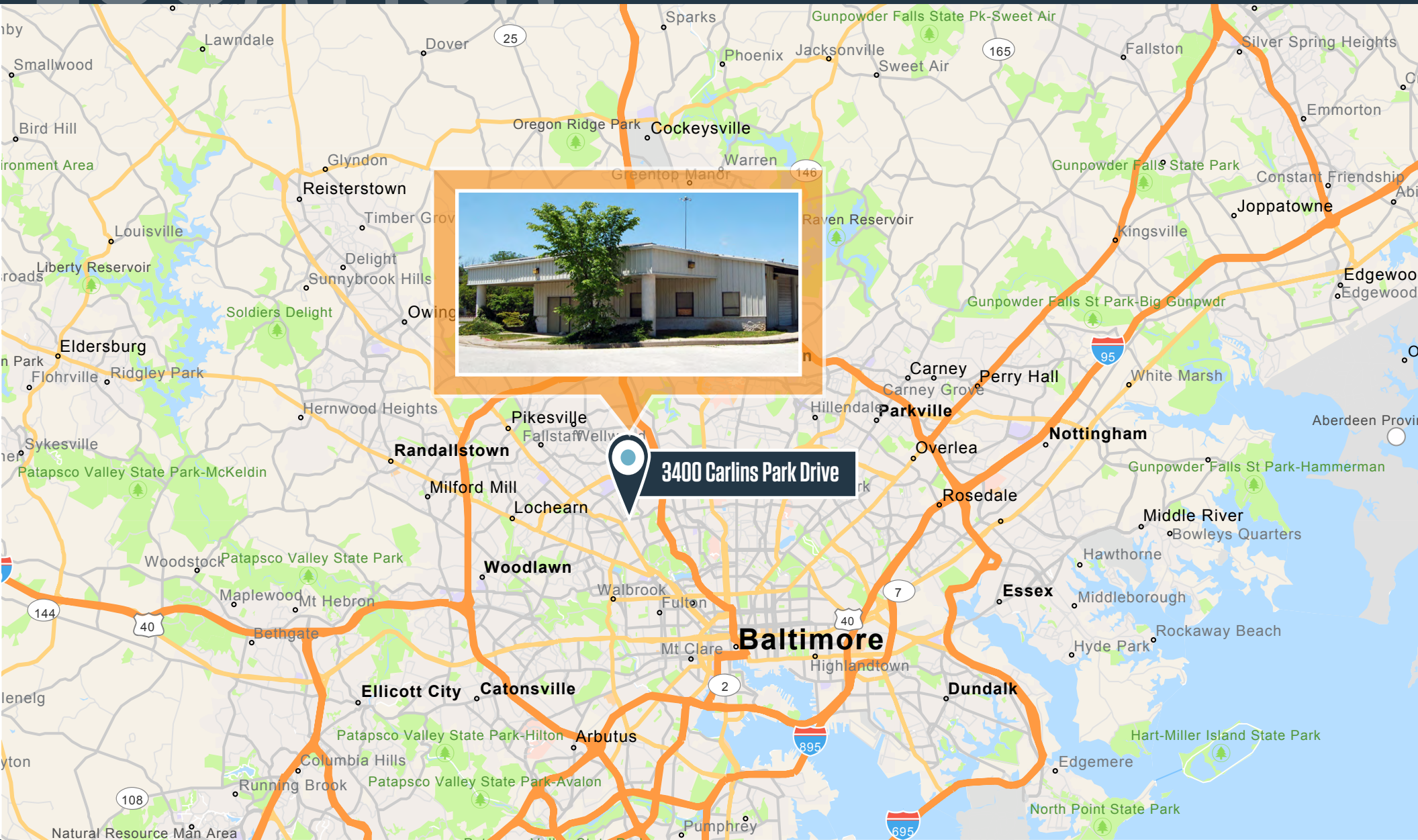
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LOCATION

3400 CARLINS PARK DRIVE

BALTIMORE, MARYLAND 21215 | BALTIMORE CITY



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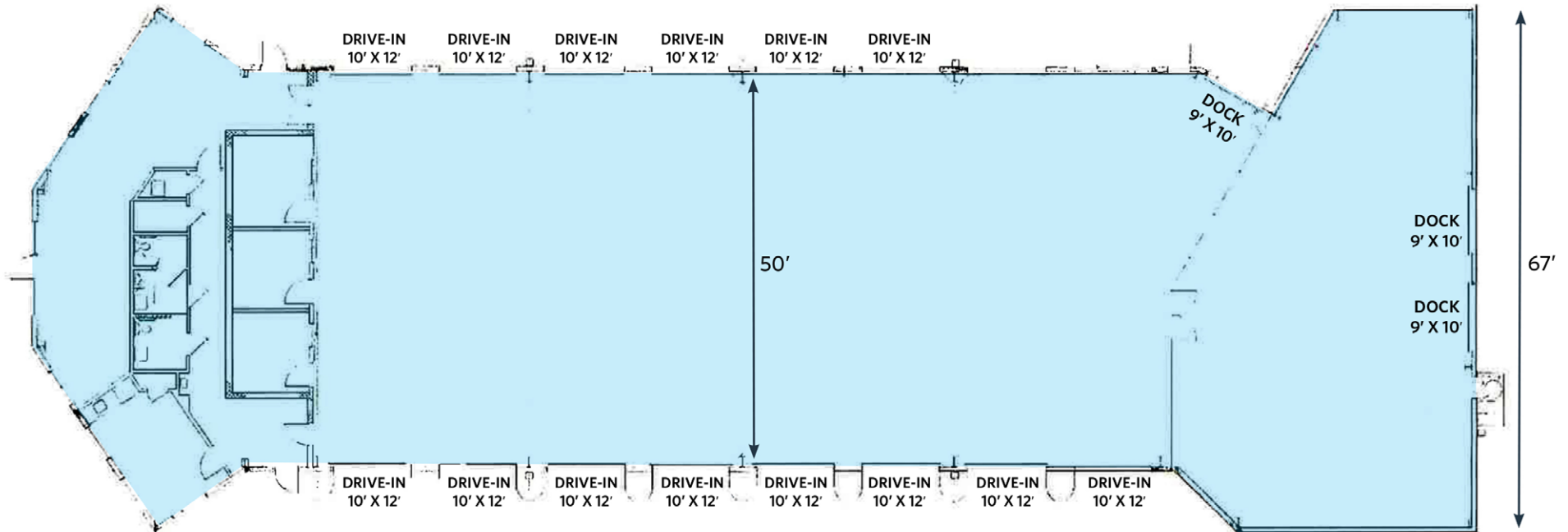


Building Size:	10,100 square feet +/-
Lot Size:	2.1 acres +/-
Construction:	Block and mostly metal
Year Built:	1992
Office Area:	1,700 square feet +/-
Loading:	Three (3) dock doors (1) 8' x 10' & (2) 9' x 10' Fourteen (14) drive-in doors 10' x 12'
Ceiling:	11.5' at the eaves up to 16.5' in the center
Electric:	3 phase, 120/ 208 volt, 200 amps (estimated)
Sprinkler:	None
Zoning:	I-1

Roof:	Metal, standing seam
Heat:	Gas, infra-red
Lighting:	Fluorescent
Column Spacing:	Clear span
Lease Rate:	Negotiable
Sale Price:	Negotiable
Incentives:	Enterprise, HUB , and Opportunity Zones
RE Taxes:	Approximately \$8,800/year (2023-2024)
Insurance:	Approximately \$3,000/year
Remarks:	Free standing, mostly paved, fenced and lit facility within 2½ miles of Interstate 83. Large parking field and outside storage capability.

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AERIAL

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PHOTOS

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