



FOR SALE
Office/Flex/Fenced Yard

PROPERTY HIGHLIGHTS

- Freestanding office flex building with paved outside fenced yard
- Warehouse with drive-in loading
- Potential to convert a portion of office space to warehouse space with two additional docks

- **Building Size:** 18,162 Sq. Ft. (per SDAT)
- **Lot Size:** 0.84 acres
- **Zoning:** I-1
- **Access:** One minute drive to Woodberry transit stop

- Owner occupant may consider remaining as a tenant in a portion of the building
- **SALE PRICE: \$1,995,000**

JOE NOLAN, SIOR

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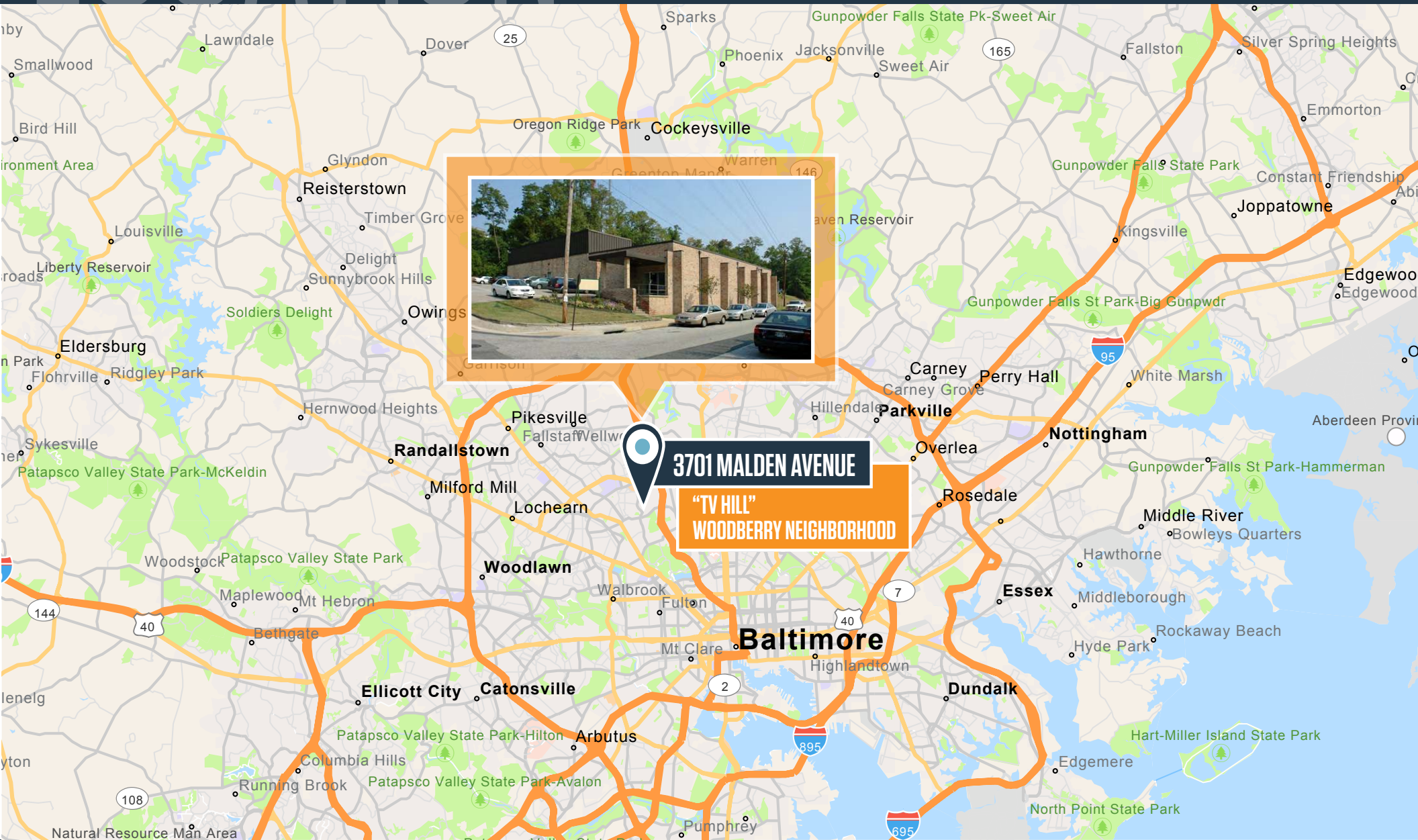
CHRIS KUBLER

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LOCATION

3701 MALDEN AVENUE

BALTIMORE, MARYLAND 21211 | "TV HILL" - WOODBERRY NEIGHBORHOOD



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AERIAL

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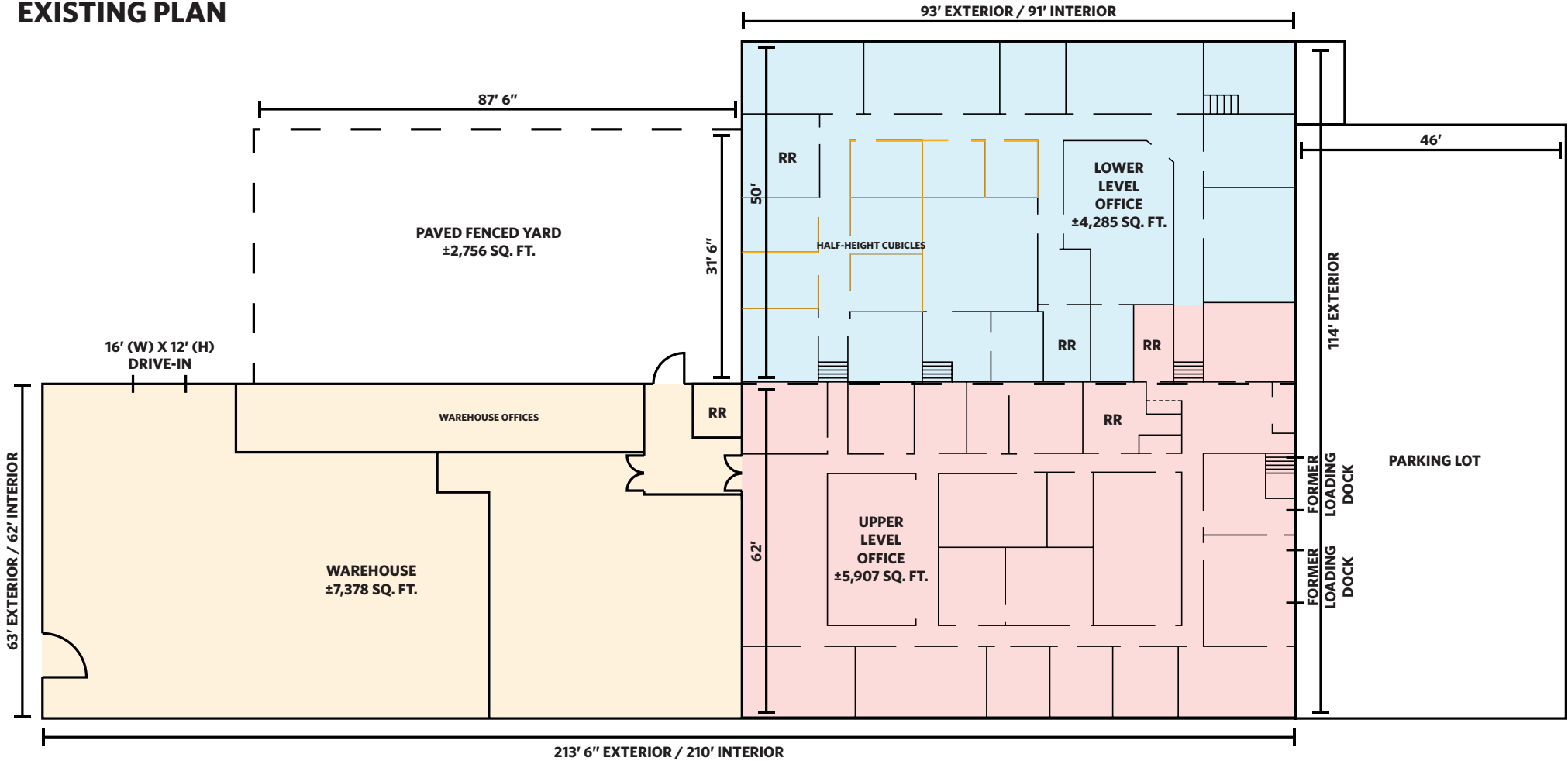
NAklnb



Building Size:	±18,162 Sq. Ft. SDAT ±17,570 Sq. Ft. Interior Measurements
Lot Size:	0.84 acres
Construction:	Block & brick
Year Built:	Approximately 1978
Parking:	Twelve (12) parking spaces in front of the building, plus unstriped spaces on the side of the building and ample street parking available.
Interior:	The building currently consists of 7,378 sq. ft. of warehouse. Lower level (at grade) office of 4,285 sq. ft. and upper level office of 5,907 sq. ft.. Potential for 13,285 sq. ft. warehouse.
Loading:	One (1) drive-in & two (2) former docks (brick covered to create existing office space)
Ceiling:	Warehouse: 17' (floor to ceiling), 12' - 13' clear Office: Upper Level - 8' - 9' 10" Lower Level - 9'
Utilities:	The building includes gas, electric and Baltimore City water and sewer.

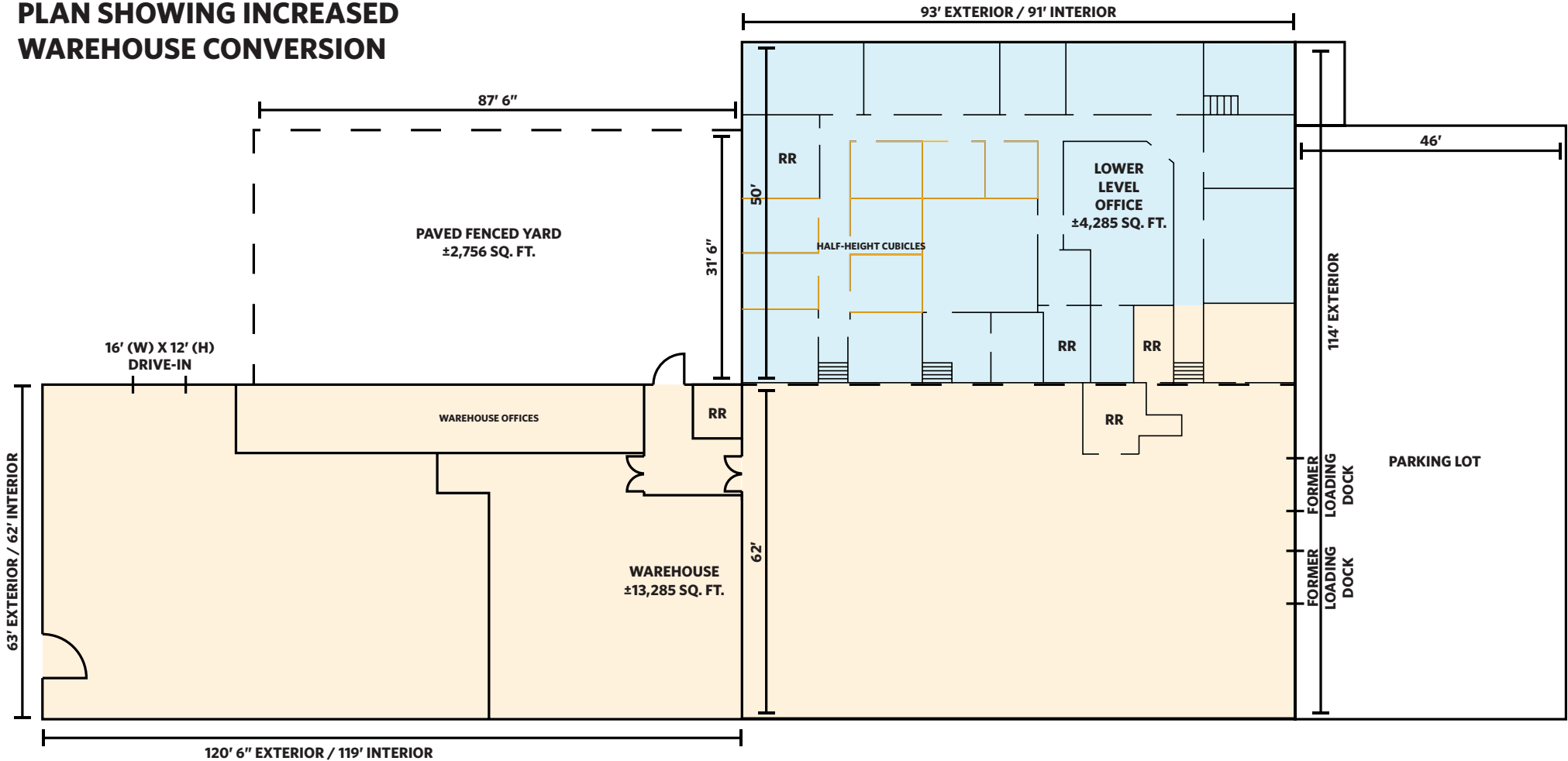
Electric:	Three electrical services include: <ul style="list-style-type: none"> ▪ 1 phase - 120/240v, 400 amps ▪ 3 phase - 240v, 400 amps ▪ 3 phase - 240v, 800 amps
Sprinkler:	Yes
Zoning:	I-1
Roof:	Built-up roof
Heat:	HVAC in office, partial heat and air in warehouse
Lighting:	Low-energy LED in office and warehouse
Column Spacing:	No columns
Insurance:	2022 - \$3.916
RE Taxes:	2022 - \$19,065.92
Sale Price:	\$1,995,000 (\$109.84/SF)

EXISTING PLAN



SDAT MEASUREMENTS = 18,162 SQ. FT.
INTERIOR MEASUREMENTS = 17,570 SQ. FT.
ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO SCALE

PLAN SHOWING INCREASED WAREHOUSE CONVERSION

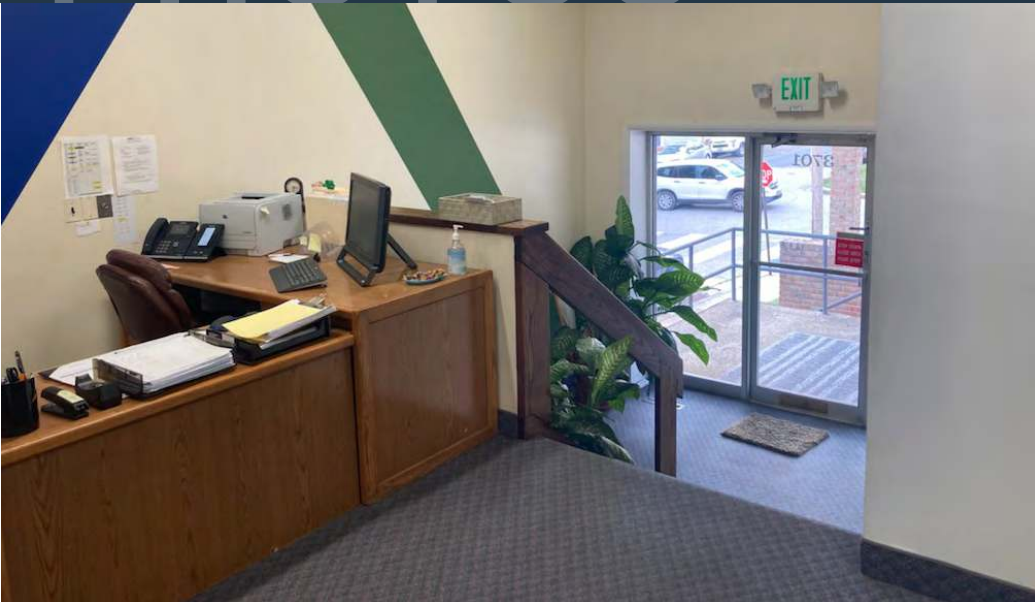


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PHOTOS

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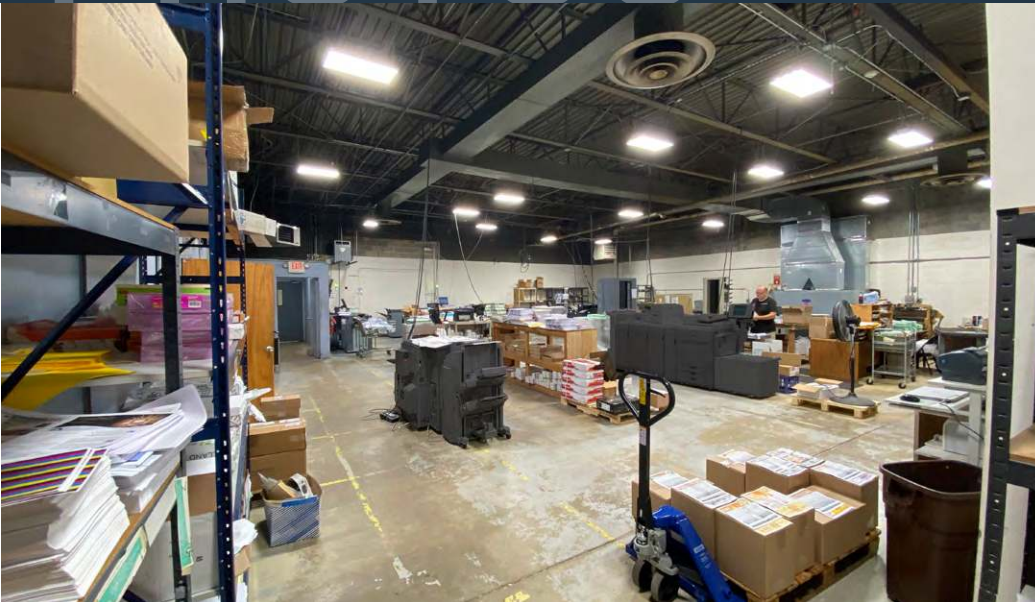
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