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BRAND NEW TPO ROOF INSTALLED

**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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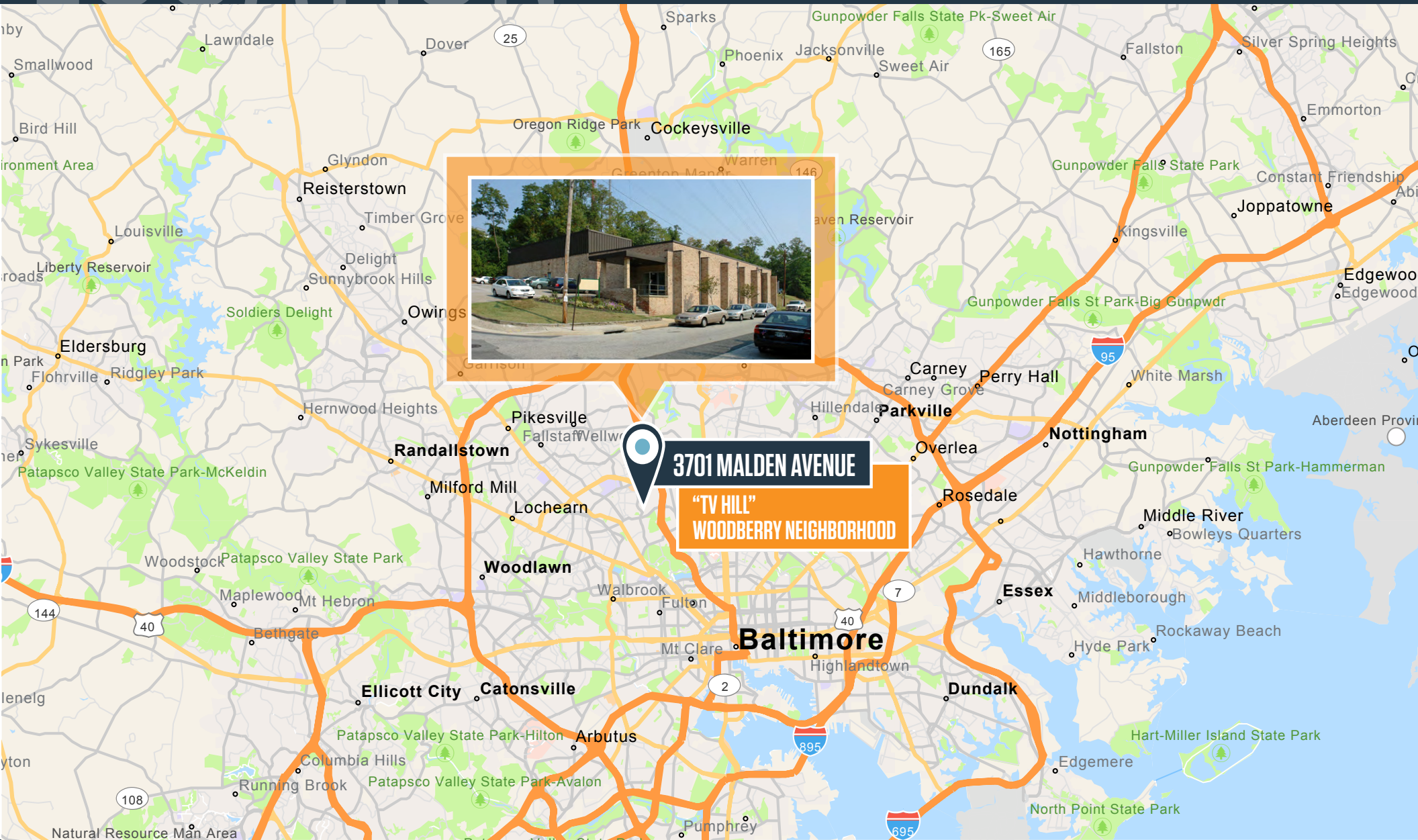
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# LOCATION

# 3701 MALDEN AVENUE

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



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# AERIAL

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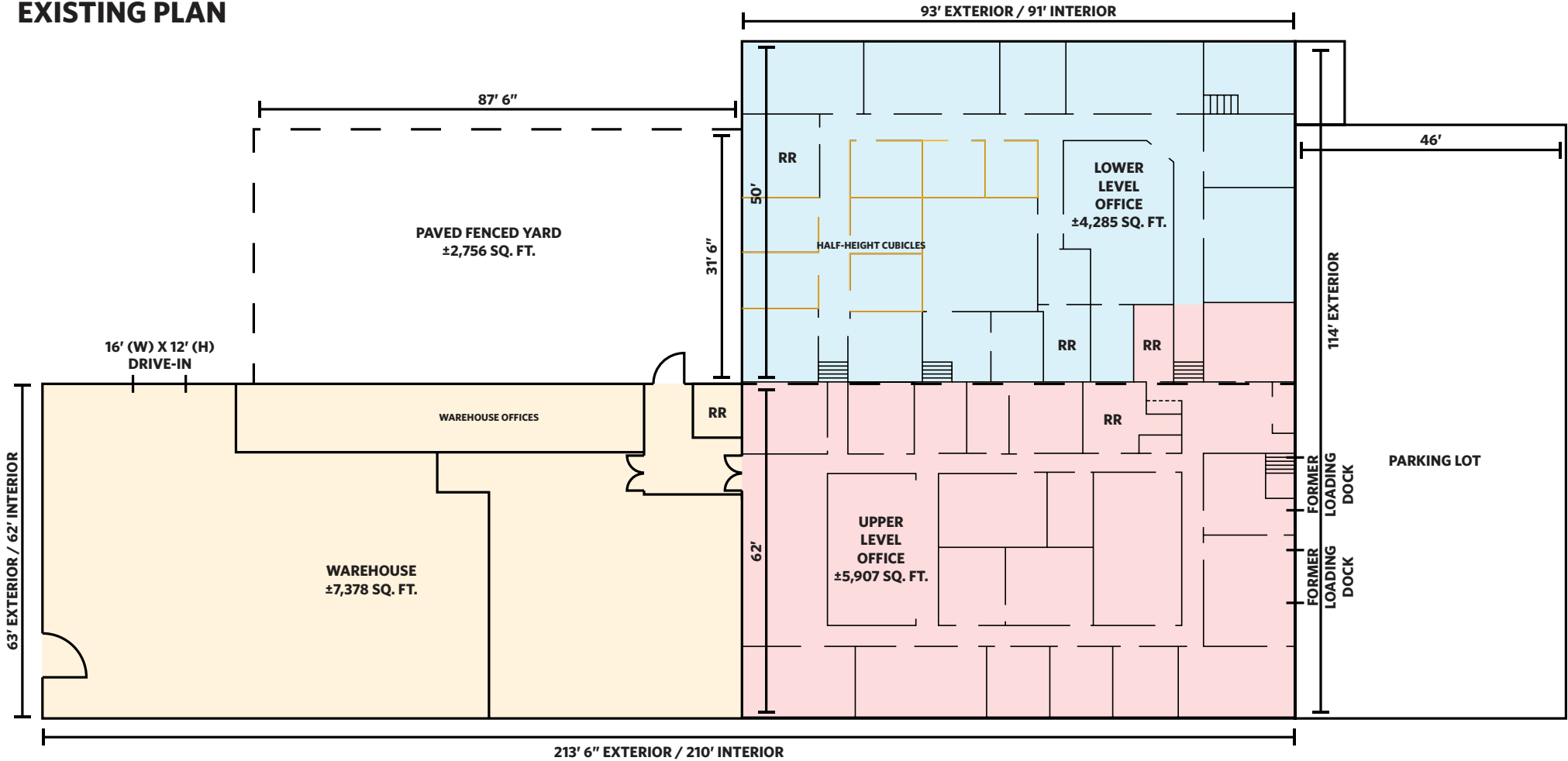
**NA**klnb



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

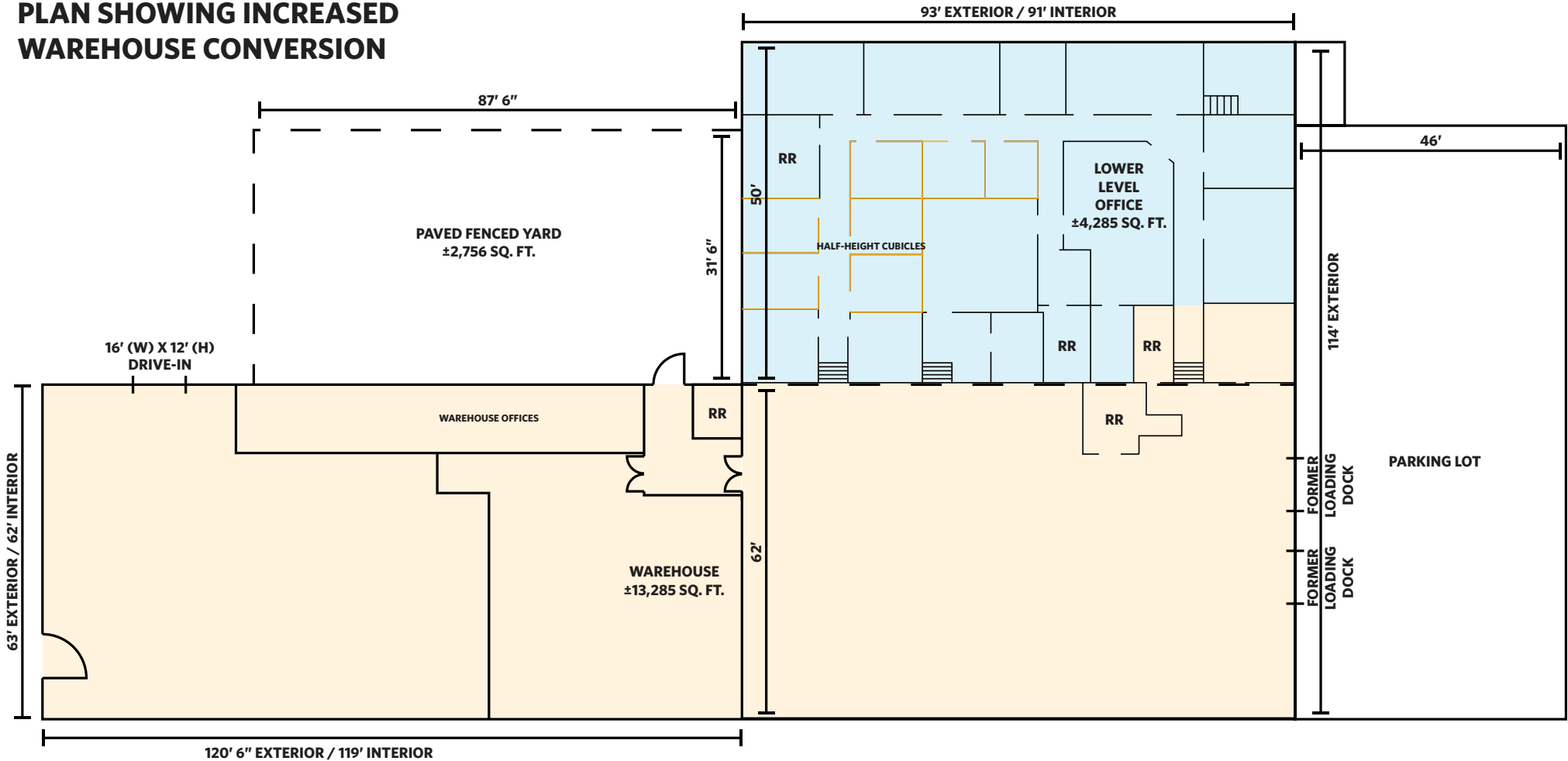
<b>Electric:</b>	Three electrical services include: <ul style="list-style-type: none"> <li>▪ 1 phase - 120/240v, 400 amps</li> <li>▪ 3 phase - 240v, 400 amps</li> <li>▪ 3 phase - 240v, 800 amps</li> </ul>
<b>Sprinkler:</b>	Yes
<b>Zoning:</b>	I-1
<b>Roof:</b>	New TPO roof installed Fall 2024
<b>Heat:</b>	HVAC in office, partial heat and air in warehouse
<b>Lighting:</b>	Low-energy LED in office and warehouse
<b>Column Spacing:</b>	No columns
<b>Insurance:</b>	2022 - \$3.916
<b>RE Taxes:</b>	2022 - \$19,065.92
<b>Sale Price:</b>	\$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



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

# PHOTOS

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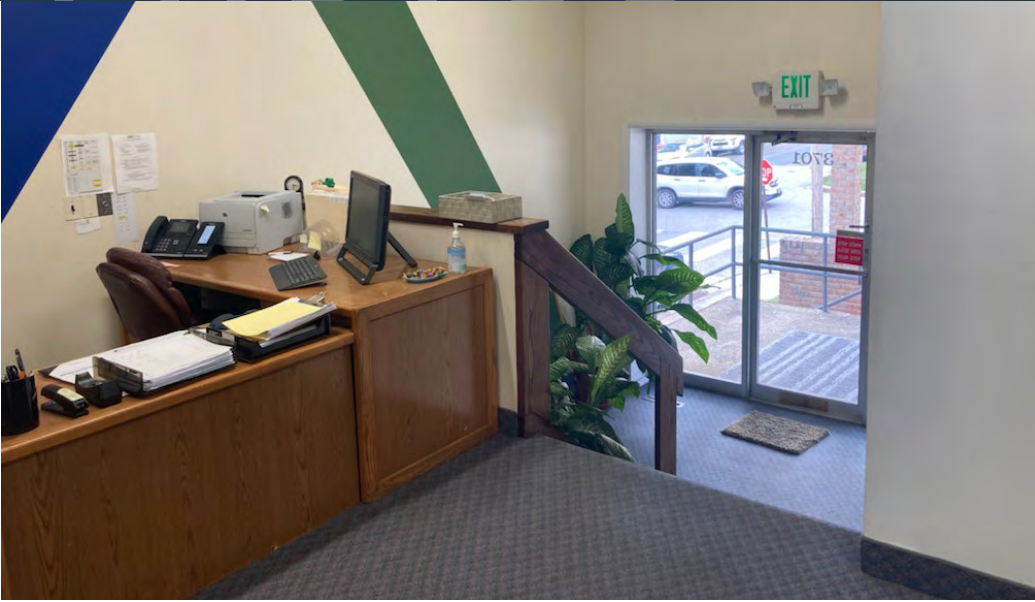
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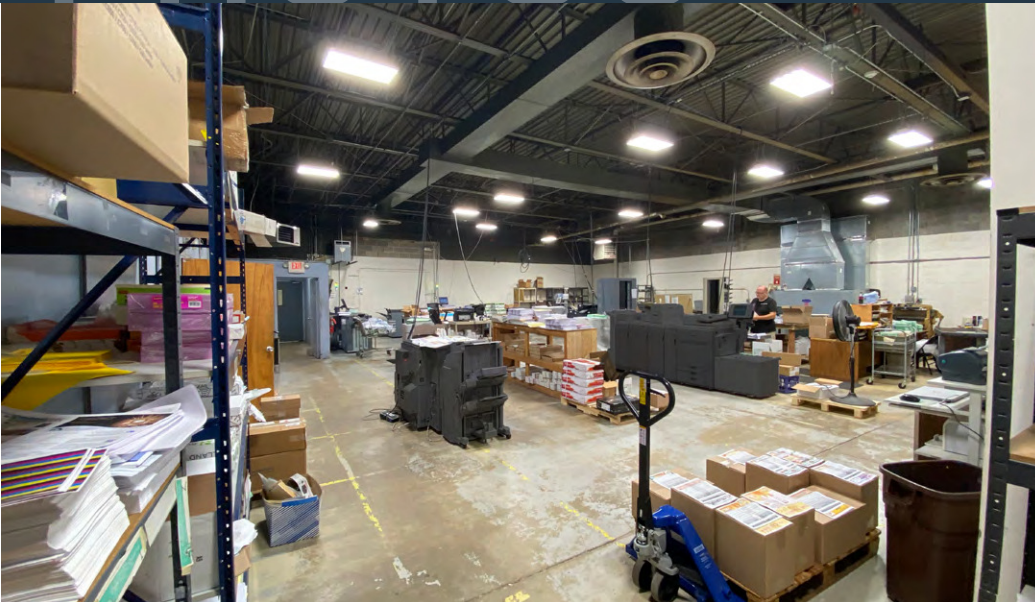
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Two loading docks  
behind brick wall.



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