



FOR LEASE OR SALE

PROPERTY HIGHLIGHTS

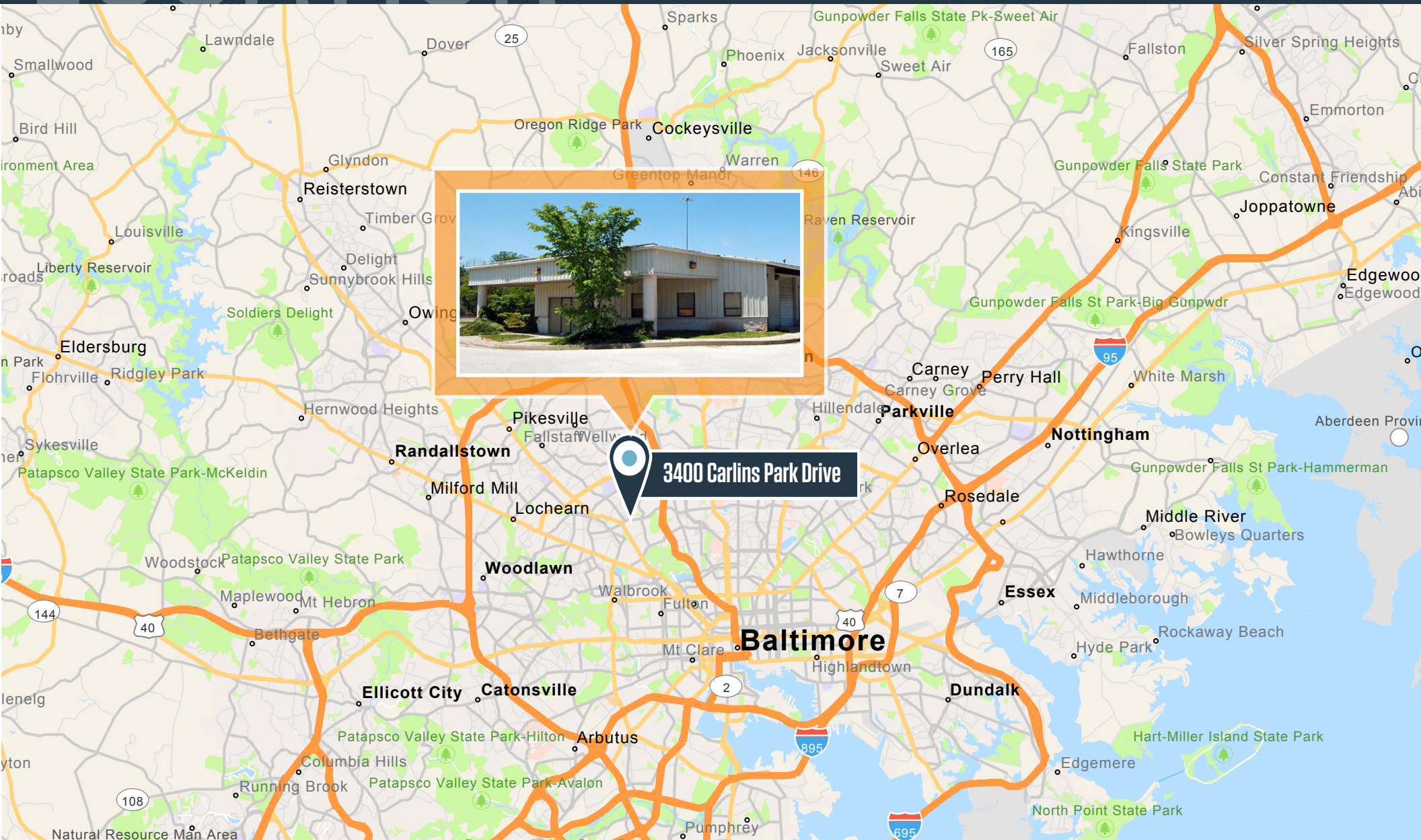
- **Freestanding fenced and paved facility**
- **Size:** ±10,100 SF
- **Acres:** ±2.1 acres
- **Ceiling Height:** ±11'5", up to ±16'5" clear

- **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

LOCATION

3400 CARLINS PARK DRIVE

BALTIMORE, MARYLAND 21215 | BALTIMORE CITY



JIM CARONNA, SIOR

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NAklnb

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

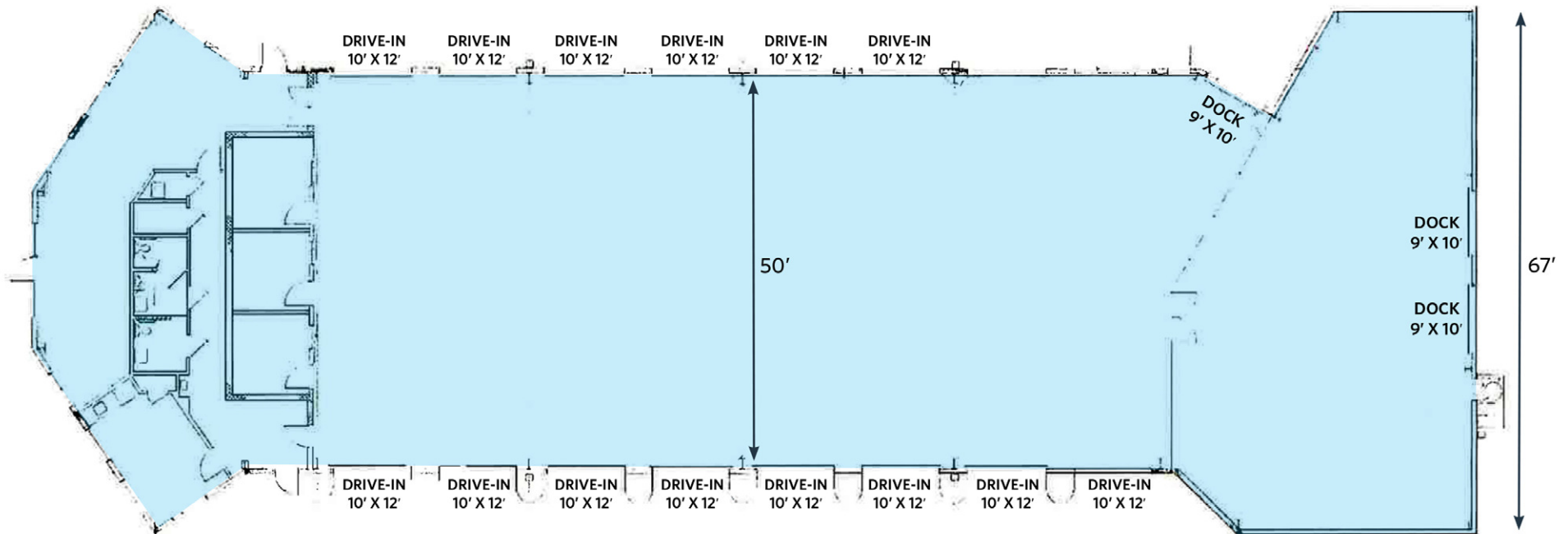
RE Taxes: Approximately \$8,800/year (2023-2024)

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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