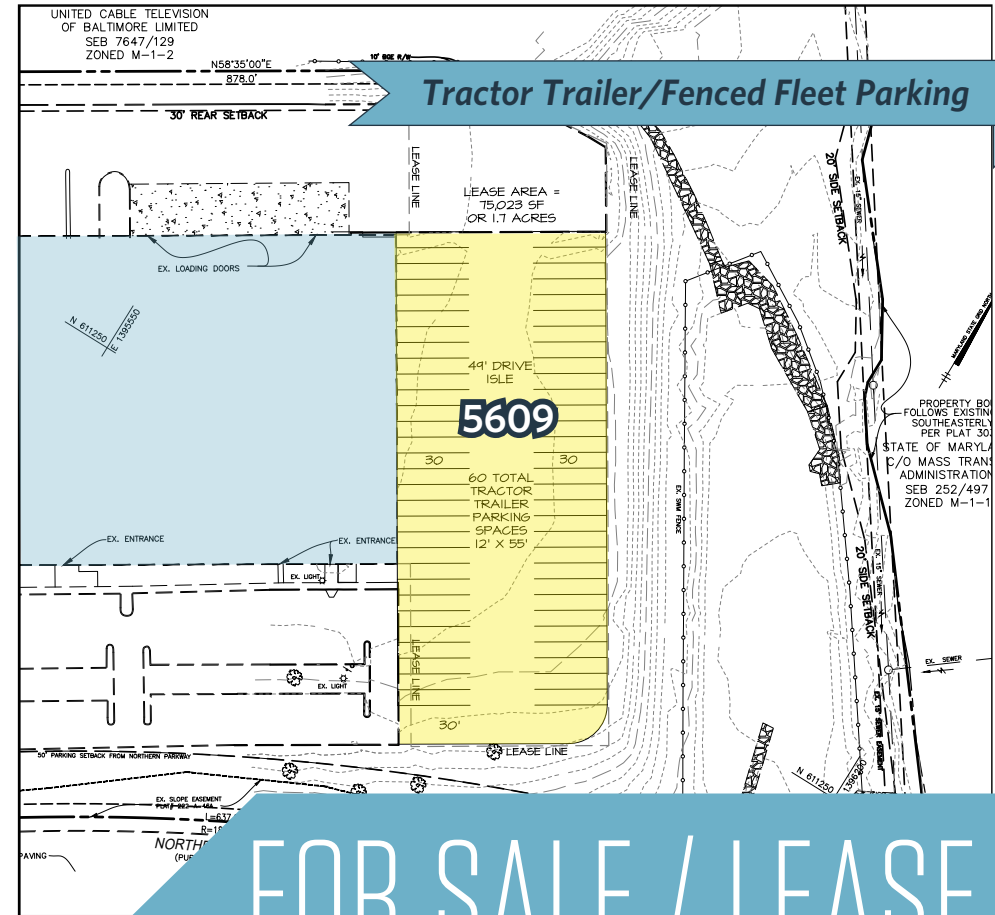


SETON BUSINESS PARK

5609 Metro Drive, Baltimore, MD 21215
Baltimore City

Build-to-Suit / Sale Opportunity



FOR SALE / LEASE

PROPERTY HIGHLIGHTS

- 5609** • 30,815 SF - 40,815 SF Build-to-Suit Sale Opportunity **or** +/- two (2) acres of parking/storage sold in landominium
- Ideal showroom/warehouse with signage on Northern Parkway
- Premier entrance to Seton Business Park
- Public transportation (MTA) to the building
- Convenient to Rogers Station Metro Stop
- Free and abundant surface parking
- Hub Zone qualified
- ±31,000 cars/day on Northern Pkwy
- 24' clear ceiling height
- 140' truck court
- LED warehouse lighting
- 7 dock doors minimum

Spence Daw
sdaw@klnb.com
443-574-1429

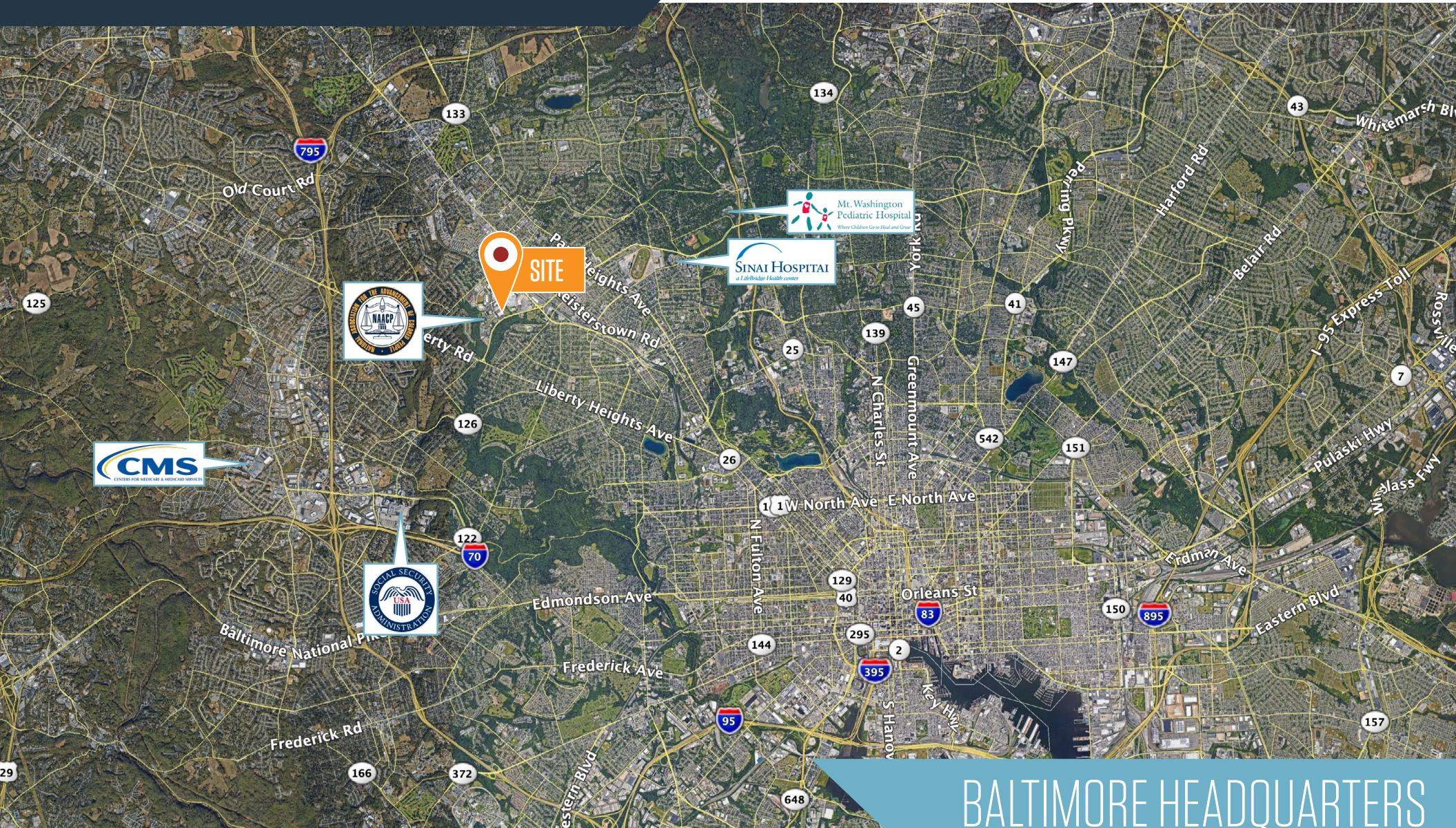
David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

9881 Broken Land Pkwy, #300
Columbia, MD 21046
klnb.com



SETON BUSINESS PARK

5609 Metro Drive, Baltimore, MD 21215
Baltimore City



Spence Daw
sdaw@klnb.com
443-574-1429

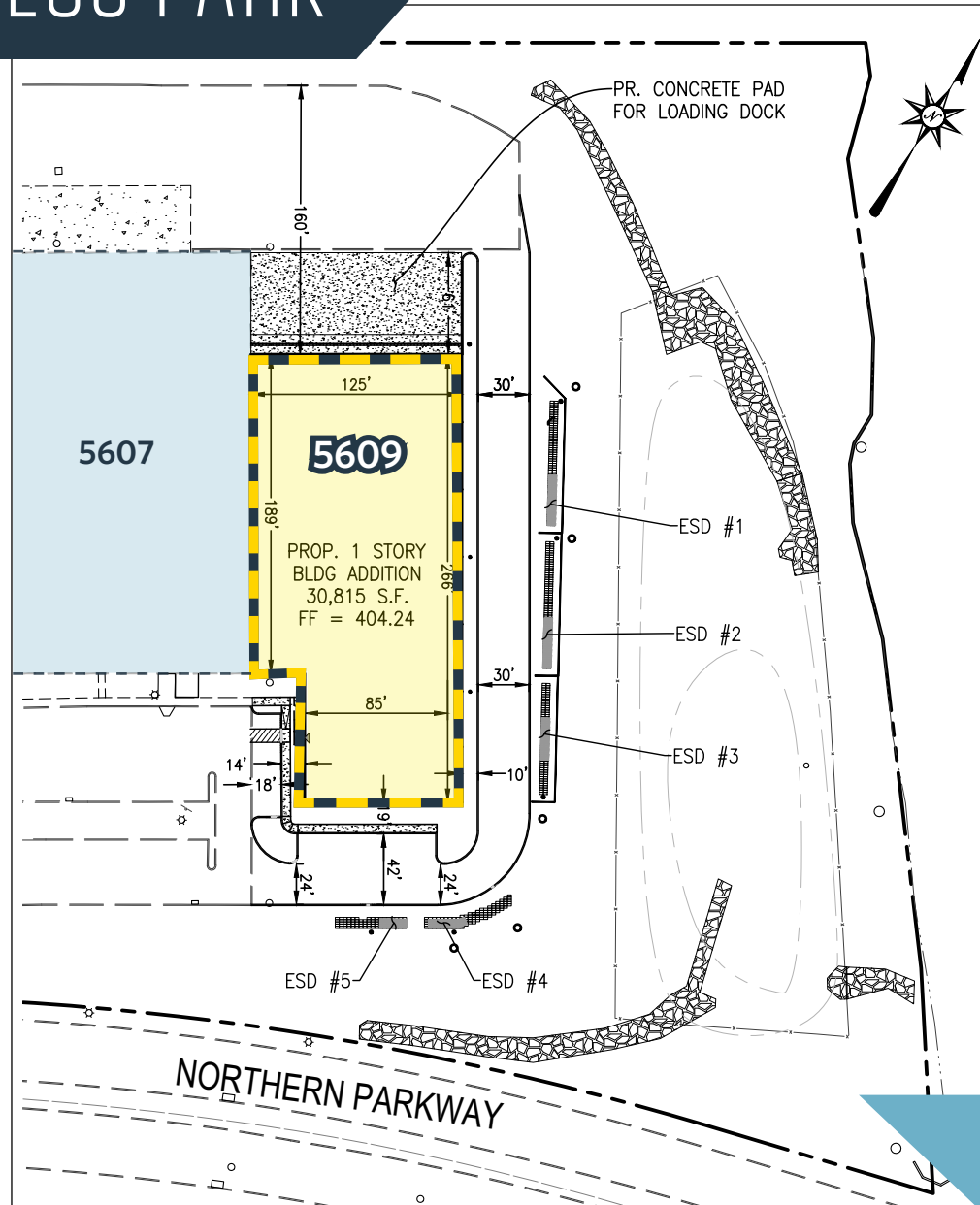
David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

9881 Broken Land Pkwy, #300
Columbia, MD 21046
klnb.com



SETON BUSINESS PARK

5609 Metro Drive, Baltimore, MD 21215
Baltimore City



BUILDING PLAN

Spence Daw
sdaw@klnb.com
443-574-1429

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

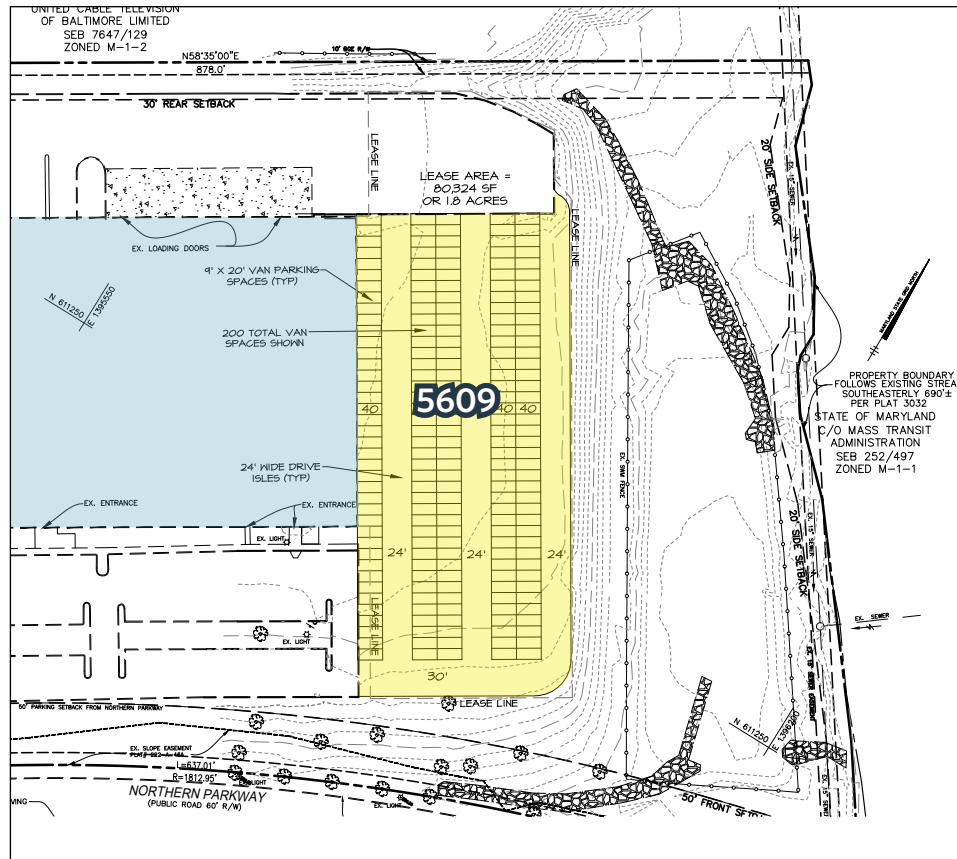
9881 Broken Land Pkwy, #300
Columbia, MD 21046
klnb.com



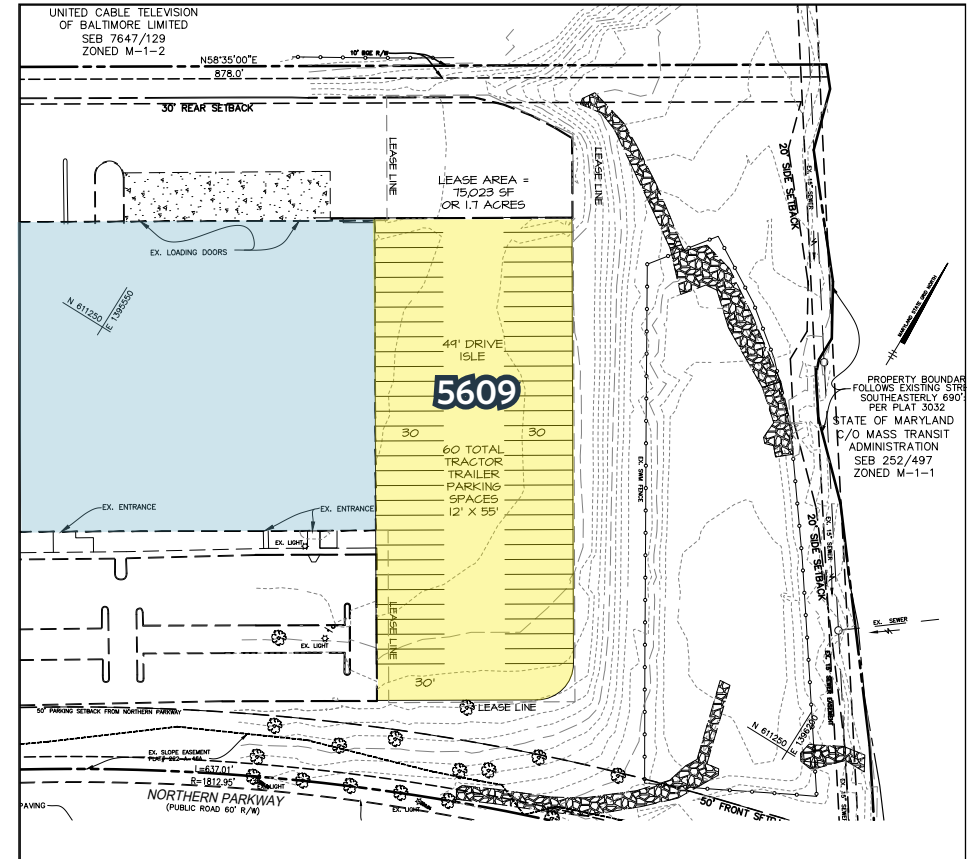
SETON BUSINESS PARK

5609 Metro Drive, Baltimore, MD 21215
Baltimore City

Van Parking



Tractor Trailer Parking



PARKING OPTIONS

Spence Daw
sdaw@klnb.com
443-574-1429

David J. Fritz, CCIM, SIOR
dfritz@klnb.com
443-574-1410

9881 Broken Land Pkwy, #300
Columbia, MD 21046
klnb.com

NAklnb

SETON BUSINESS PARK

5609 Metro Drive, Baltimore, MD 21215
Baltimore City

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Spence Daw

sdaw@klnb.com

443-574-1429

David J. Fritz, CCIM, SIOR

dfritz@klnb.com

443-574-1410

9881 Broken Land Parkway, Suite 300
Columbia, MD 21046

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

