



## 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

**JIM CARONNA, SIOR**

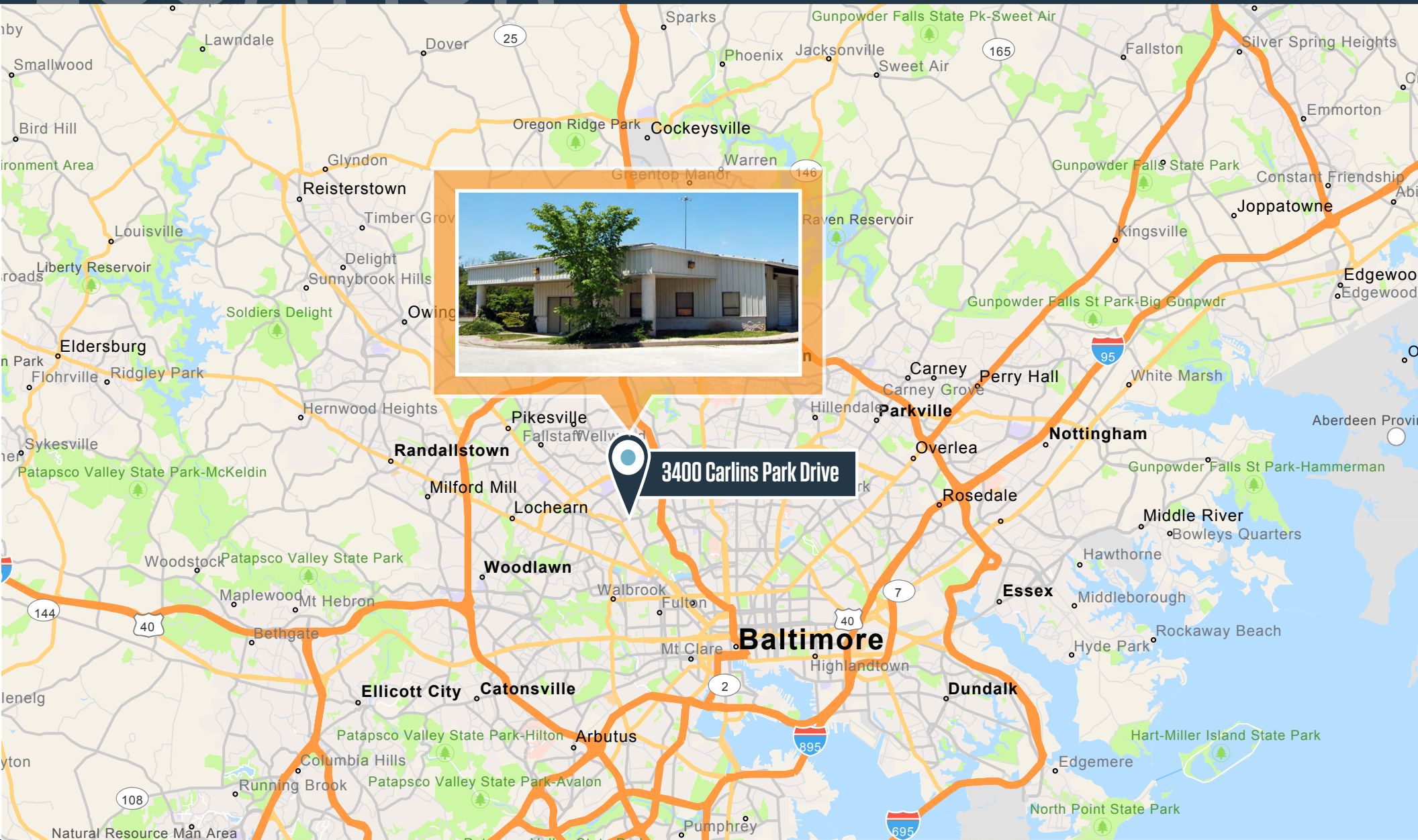
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**klnb.com**

# LOCATION

# 3400 CARLINS PARK DRIVE

BALTIMORE, MARYLAND 21215 | BALTIMORE CITY



**JIM CARONNA, SIOR**

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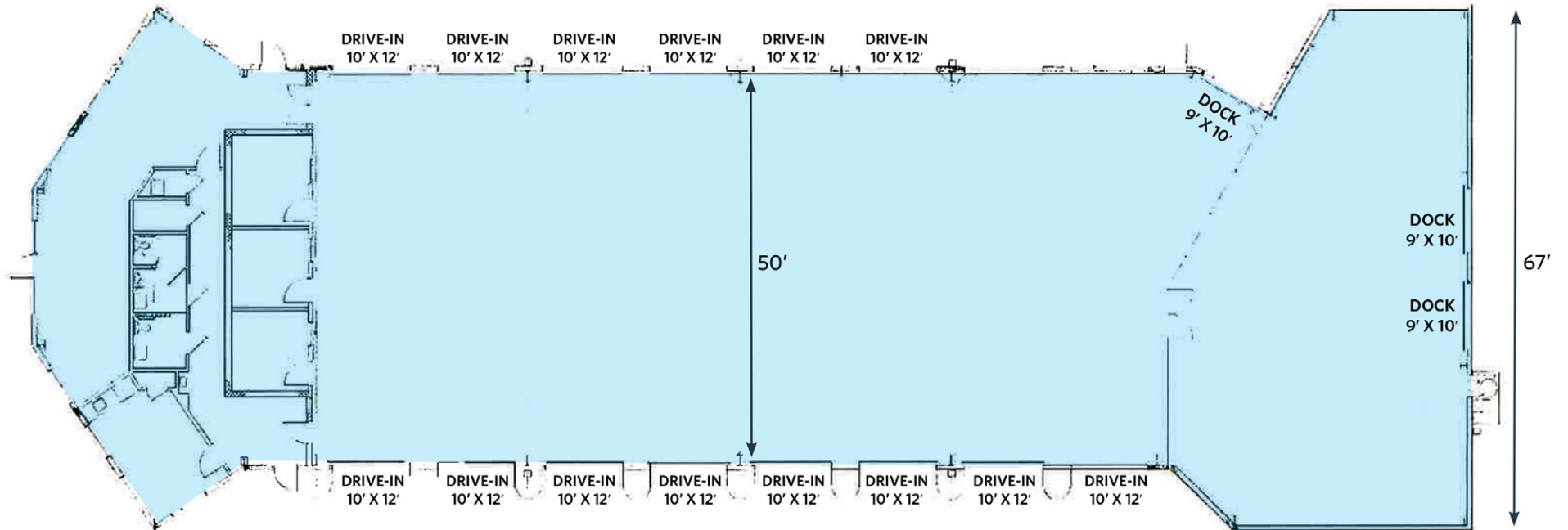


<b>Building Size:</b>	10,100 square feet +/-
<b>Lot Size:</b>	2.1 acres +/-
<b>Construction:</b>	Block and mostly metal
<b>Year Built:</b>	1992
<b>Office Area:</b>	1,700 square feet +/-
<b>Loading:</b>	Three (3) dock doors (1) 8' x 10' & (2) 9' x 10' Fourteen (14) drive-in doors 10' x 12'
<b>Ceiling: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

<b>Roof:</b>	Metal, standing seam
<b>Heat:</b>	Gas, infra-red
<b>Lighting:</b>	Fluorescent
<b>Column Spacing:</b>	Clear span
<b>Lease Rate:</b>	\$10/SF NN
<b>Sale Price:</b>	Negotiable
<b>Incentives:</b>	Enterprise, HUB , and Opportunity Zones
<b>RE Taxes:</b>	\$7,500/year (2024 - 2025 tax year)
<b>Insurance:</b>	\$4,200/year
<b>Remarks:</b>	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

## 3400 CARLINS PARK DRIVE

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# PHOTOS

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## FOR MORE INFORMATION, PLEASE CONTACT:

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