



\$9.50 / SF / YR NNN

Est. all-in occupancy: ~\$10.85 / SF / YR
(Base + Taxes, Insurance & CAM)

3,000 SF
AVAILABLE SPACE

Feb 2028
SUBLEASE TERM THRU

2
DRIVE-IN / DOCK DOORS

Immediate
AVAILABILITY



Explore the Space in 3D

Full Matterport walkthrough — view anytime, no appointment needed

discover.matterport.com/space/225jaPhVy5c

PROPERTY FEATURES

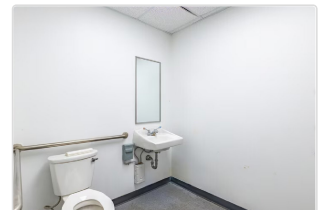
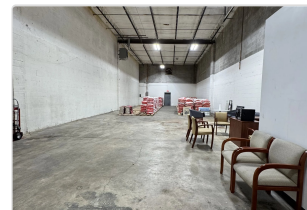
- ±3,000 SF industrial/warehouse suite in the established Menlo Industrial Park
- Two grade-level loading doors with dock leveler pads
- Private ADA-accessible restroom
- Wall-mounted HVAC / heat, in good working order
- Clean, painted block interior with high ceilings and lighting throughout
- Private entrance with exterior signage on the building fascia
- Ample on-site parking and paved apron for loading
- Located in the 195,814 SF Menlo Industrial Park, minutes from I-83 and the Baltimore Beltway (I-695)

SUBLEASE TERMS

- Subject to Landlord consent (not to be unreasonably withheld) and Landlord's recapture rights under the Master Lease
- Term available through the current Master Lease expiration (2/28/2028)
- Tenant improvements/fixtures to remain, as-is, where-is
- All showings by appointment through Tenant's Broker

Rate reflects estimated Landlord's Taxes, Insurance & CAM pass-throughs in place as of the Master Lease Basic Lease Information; actual reimbursables are subject to annual reconciliation under the Master Lease. Sublease subject to Landlord's consent and recapture option per Paragraph 15 of the Master Lease.

PHOTOS



LOCATION

- Menlo Industrial Park, Park Heights / Pimlico area of Baltimore City
- Minutes to I-83 and the Baltimore Beltway (I-695)
- Established multi-tenant industrial setting



This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Offered subject to prior sale/lease, withdrawal, or change without notice, and to Landlord's consent under the Master Lease.

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