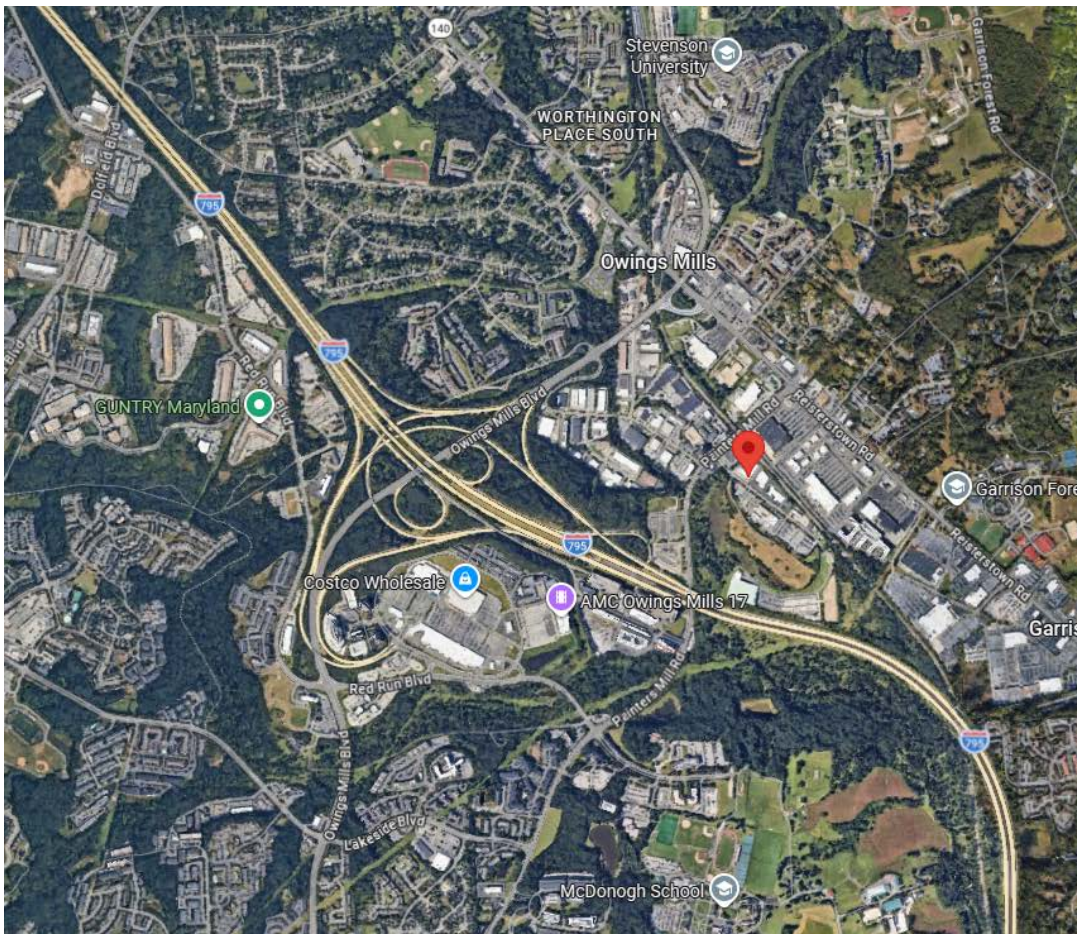


FOR SALE - Flex / Warehouse



8 Music Fair Road - Owings Mills, MD 21117

Baltimore County, MD



SIZE

29,011 SF

Multiple Suites

ASKING PRICE

4.5 Million
\$319,000 annual NOI

FULLY LEASED
Weighted average lease
term of 4.6 years

**LANDLORD UPGRADES
SINCE 2023**

- Replaced 70% of the roof
- Replaced all HVAC units
- New Stucco facade and exterior lighting
- New exterior paint
- New lot paving

FOR MORE INFORMATION CONTACT:

Wesley Shifflette

Senior Associate Broker · Wallace H. Campbell & Co.

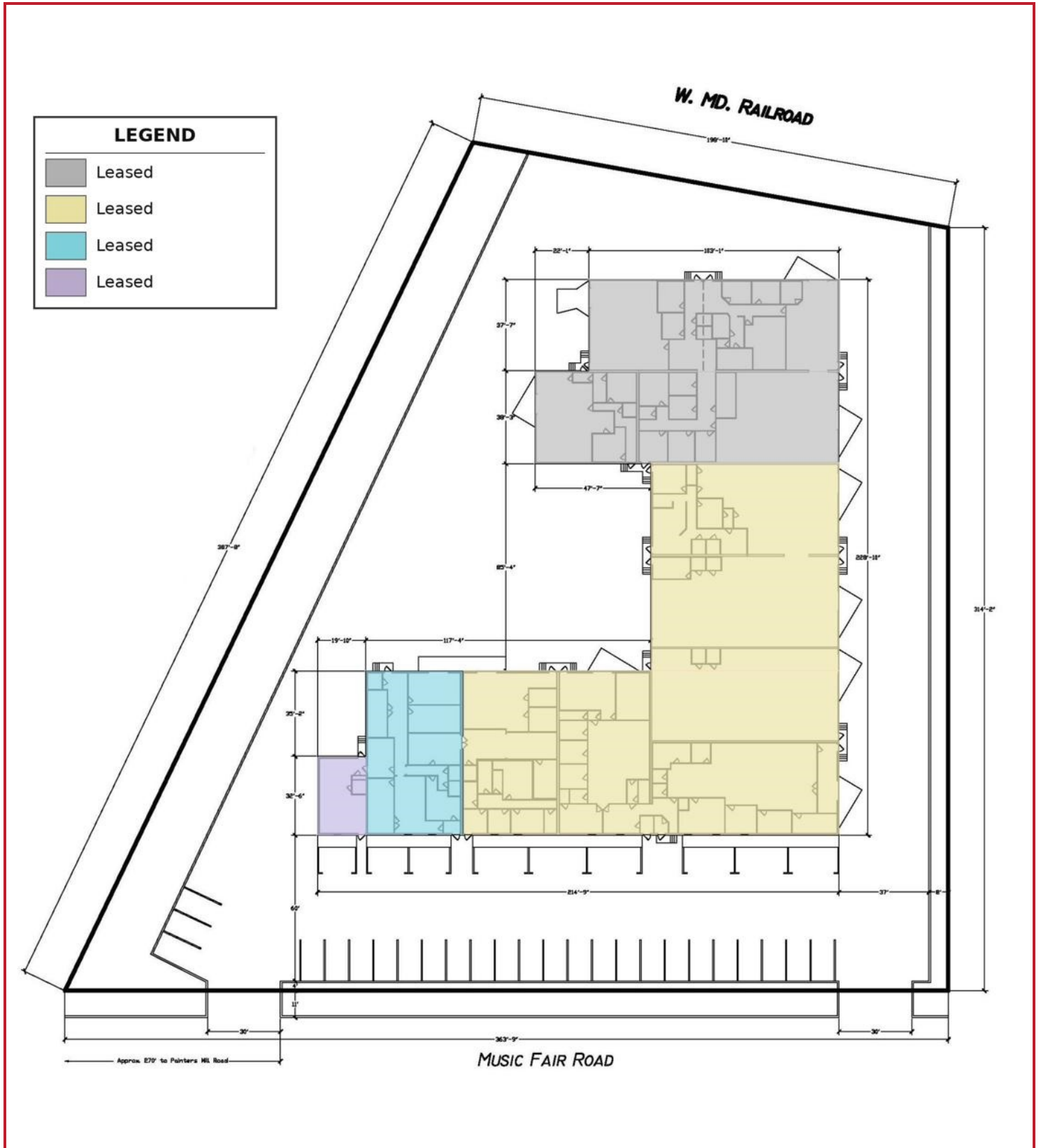
405 E Joppa Road, Ste 300 | Towson, MD 21286 | WHCampbell.com

D: 410-532-1530

M: 410-435-4600

Info deemed reliable but not guaranteed. Subject to verification.

8 Music Fair Road · Owings Mills, MD 21117 · Site & Floor Plan



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