



**FLEXIBLE INDUSTRIAL / MIXED-USE OPPORTUNITY**  
**WAREHOUSE FOR SALE IN HIGHLANDTOWN**

**DOUGLAS KAUFMAN**  
BROKER & FOUNDER  
410-952-3290  
dkaufman@claritycre.com

**CLARITY COMMERCIAL REAL ESTATE**  
443-CRE-1054  
210 S. Collington Ave | Baltimore, MD 21231  
[www.claritycre.com](http://www.claritycre.com)

## Property Highlights

- » **Total Building Size:** 23,534 SF
- » **1st Floor:** 10,405 SF
- » **2nd Floor:** 10,426 SF
- » **3rd-5th Floors:** 700 SF each
- » **Loading & Access**
  - » Two (2) 14' x 14' motorized dock high doors (covered & recessed)
  - » One (1) 10' x 10' at-grade door
  - » Gated and fenced parking area
- » **Utilities**
  - » Three-Phase 240V
  - » Single Phase 120/240V
- » **Price:** \$1,175,000
- » **Lease:** Negotiable
- » **Real Estate Taxes:** \$8,802.80 annually
- » **Property Insurance:** \$10,150 annually
- » **Lot:** 0.32 Acres
- » **Zoning:** IMU-1 (Industrial - Mixed Use)  
Industrial/Warehouse, Self-Storage, Kennel, Art Studio, Personal Services, Multifamily, and more

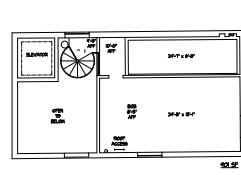


## Strategic Location Highlandtown / Southeast Baltimore

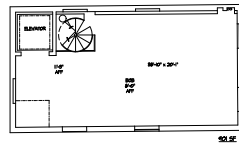
- » I-895 (Harbor Tunnel Thruway) - 0.9 Miles
- » I-95 - 2 Miles
- » I-83 - 2.5 Miles
- » Port of Baltimore - 3.2 Miles
- » Johns Hopkins Bayview Medical Center - 1 Mile
- » Johns Hopkins Hospital - 2.5 Miles



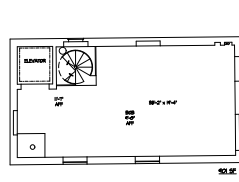
*Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.*



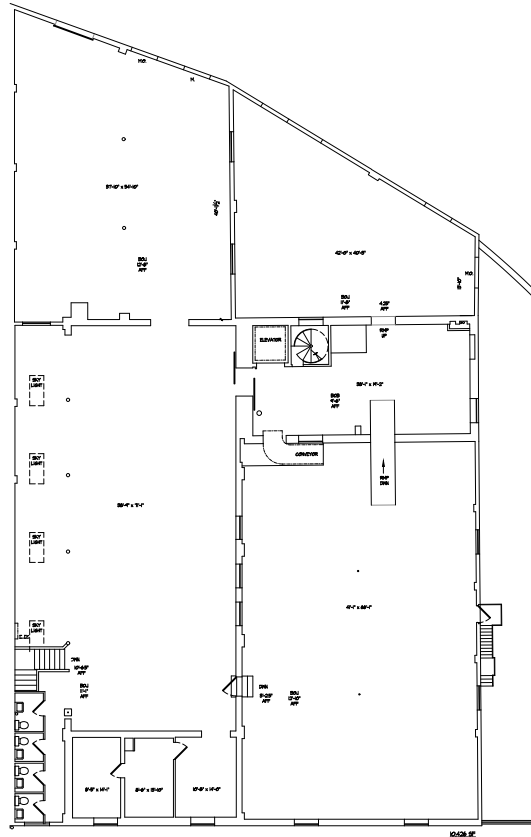
3rd Floor - 901SF



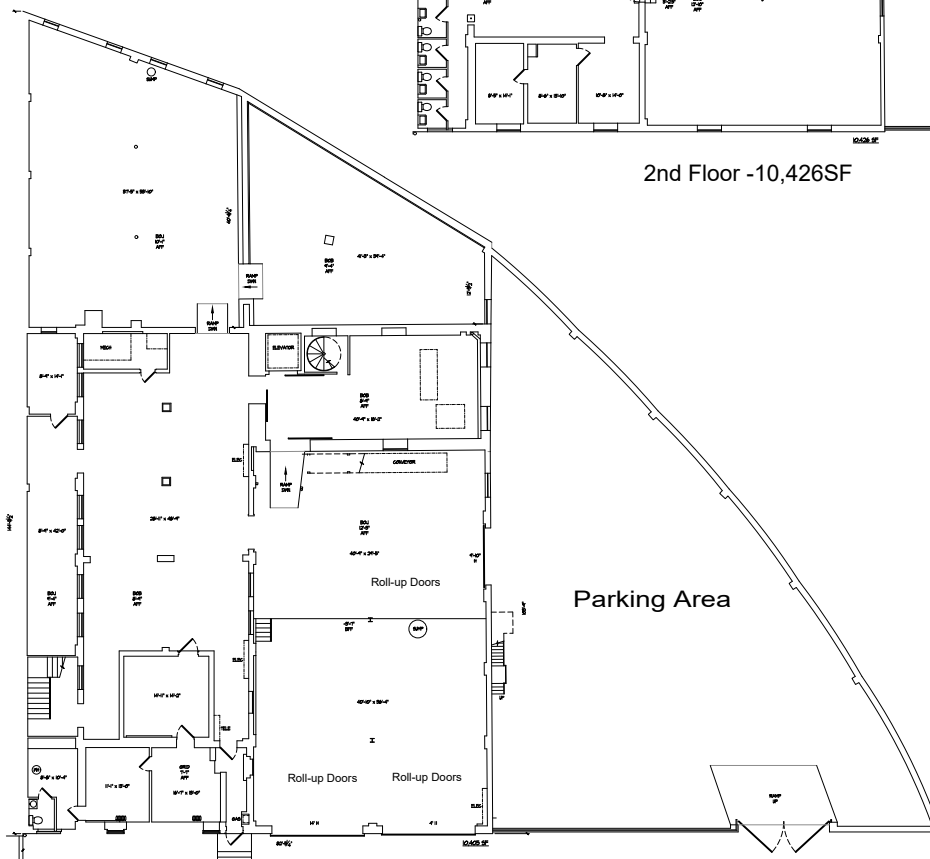
4th Floor - 901SF



5th Floor - 901SF

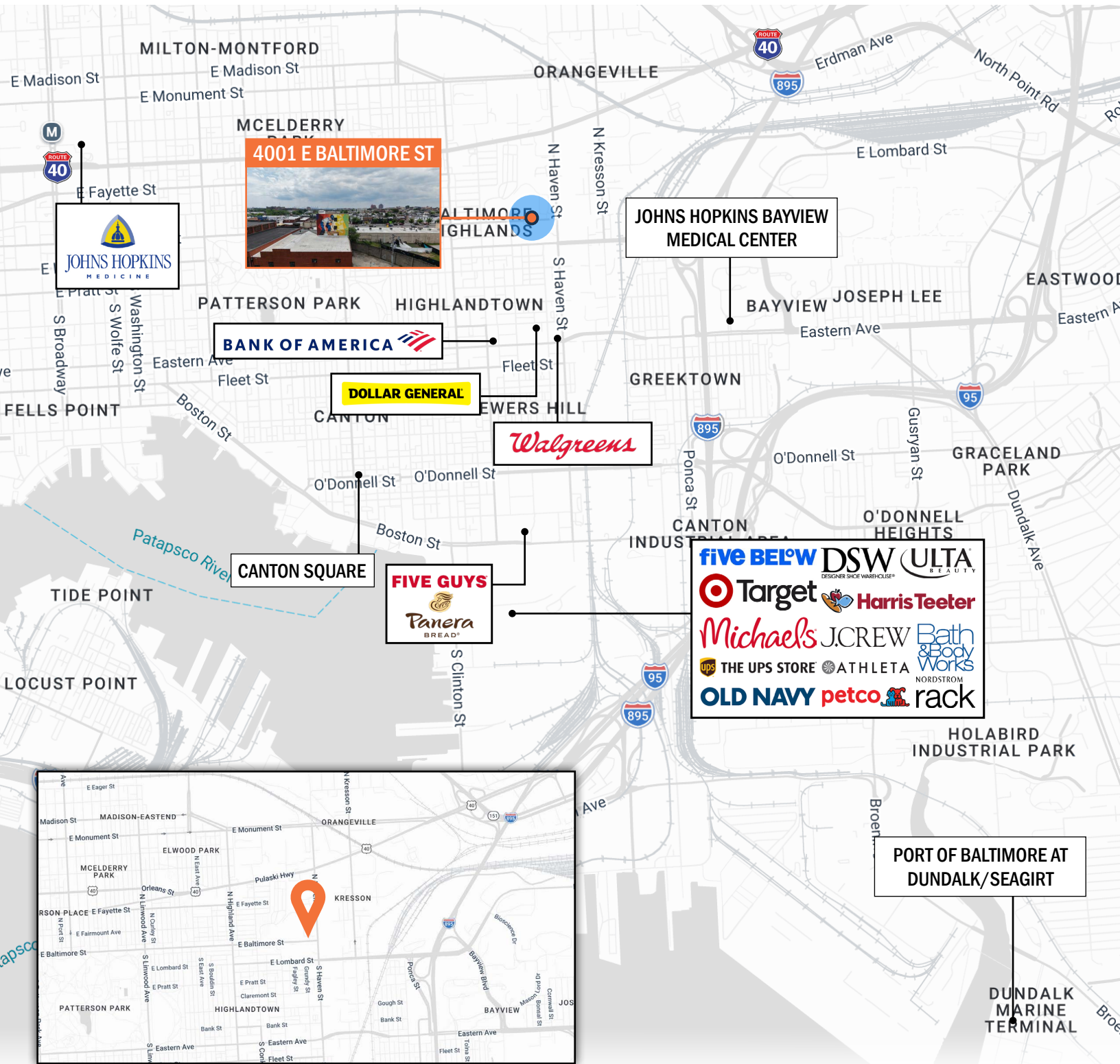


2nd Floor - 10,426SF



1st Floor - 10,405SF

*Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.*



Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.