

3701 MALDEN AVENUE

BALTIMORE, MARYLAND 21211 | "TV HILL" - WOODBERRY NEIGHBORHOOD



PROPERTY HIGHLIGHTS

- Freestanding office flex building with paved outside fenced yard
- Warehouse with drive-in loading
- Potential to convert a portion of office space to warehouse space with two additional docks

- Building Size: 18,162 Sq. Ft. (per SDAT)
- Lot Size: 0.84 acres
- **Zoning:** 1-1
- Access: One minute drive to Woodberry transit stop

- Owner occupant may consider remaining as a tenant in a portion of the building
- SALE PRICE: \$1,995,000

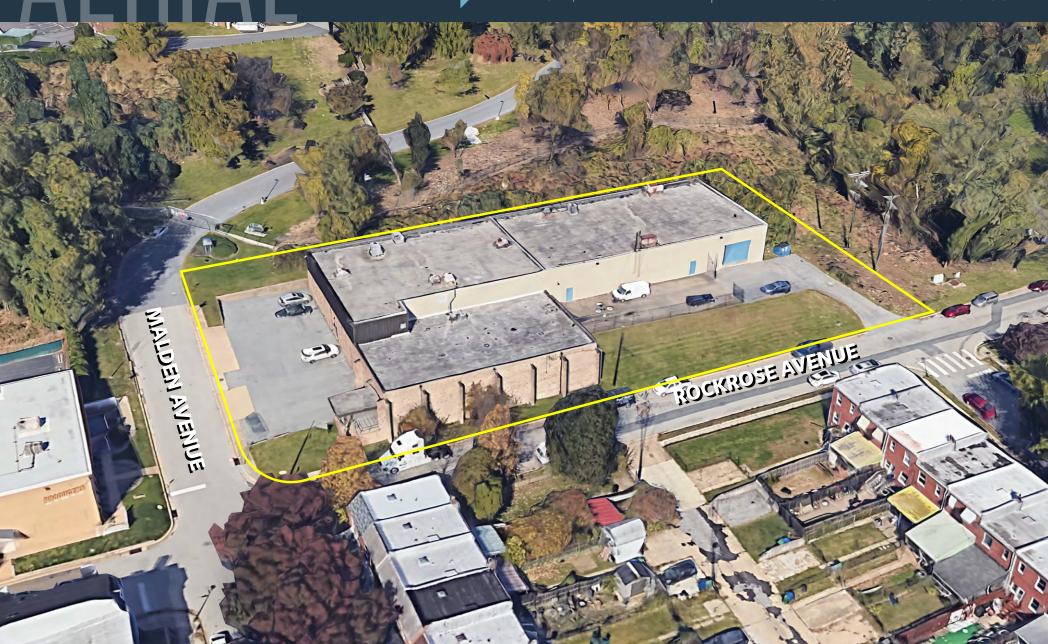
3701 MALDEN AVENUE Sparks Gunpowder Falls State Pk-Sweet Air Lawndale 25 Silver Spring Heights Dover Phoenix Jacksonville Fallston Smallwood Sweet Air Emmorton Oregon Ridge Park Cockeysville Bird Hill Glyndon Gunpowder Falls State Park ronment Area Constant Friendsh Reisterstown Joppatowne Timber Gro n Reservoir Louisville Kingsville roads Reservoir Delight Edgewoo Sunnybrook Hills Edgewood Gunpowder Falls St Park-Big Gunpwdr Soldiers Delight Owing: Eldersburg Flohrville Ridgley Park Carney Perry Hall White Marsh Hillendal Parkville Hernwood Heights Pikesville Aberdeen Provi Nottingham Sykesville Overlea Randallstown Gunpowder Falls St Park-Hammerman Patapsco Valley State Park-McKeldin Milford Mill Rosedale "TV HILL" Lochearn Middle River **WOODBERRY NEIGHBORHOOD** Bowleys Quarters Hawthorne WoodstockPatapsco Valley State Park Woodlawn Essex Maplewood Hebron Middleborough 144 Hyde Park Rockaway Beach 40 Baltimore Ellicott City Catonsville Dundalk lenelg Patapsco Valley State Park-Hilton Arbutus Hart-Miller Island State Park Edgemere yton Running Brook Patapsco Valley State Park-Avalon (108) North Point State Park Pumphrey Natural Resource Man Area





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SPECS

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Building Size:	±18,162 Sq. Ft. SDAT ±17,570 Sq. Ft. Interior Measurements
Lot Size:	0.84 acres
Construction:	Block & brick
Year Built:	Approximately 1978
Parking:	Twelve (12) parking spaces in front of the building, plus unstriped spaces on the side of the building and ample street parking available.
Interior:	The building currently consists of 7,378 sq. ft. of warehouse. Lower level (at grade) office of 4,285 sq. ft. and upper level office of 5,907 sq. ft Potential for 13,285 sq. ft. warehouse.
Loading:	One (1) drive-in & two (2) former docks (brick covered to create existing office space)
Ceiling:	Warehouse: 17' (floor to ceiling), 12' - 13' clear Office: Upper Level - 8' - 9' 10" Lower Level - 9'
Utilities:	The building includes gas, electric and Baltimore City water and sewer.

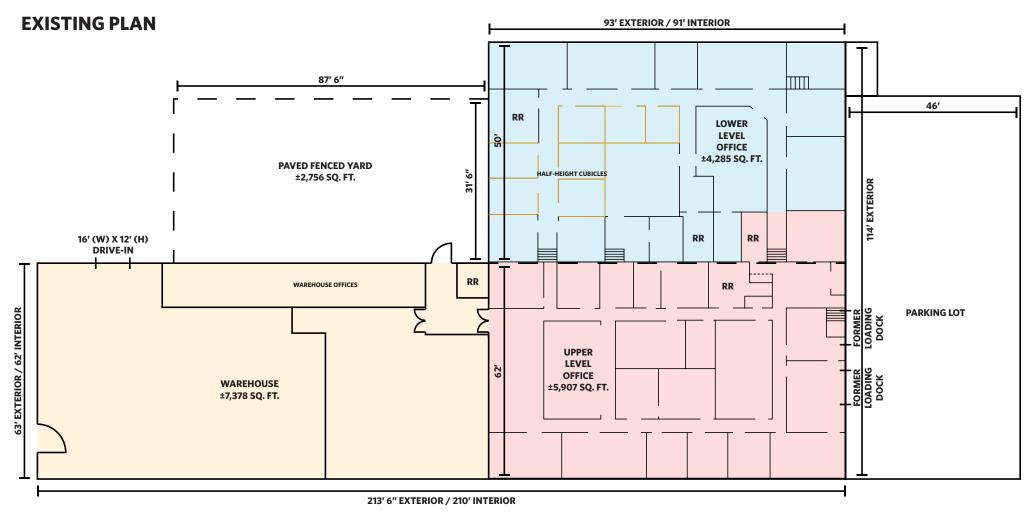
Electric:	Three electrical services include: 1 phase - 120/240v, 400 amps 3 phase - 240v, 400 amps 3 phase - 240v, 800 amps
Sprinkler:	Yes
Zoning:	I-1
Roof:	New TPO roof installed Fall 2024
Heat:	HVAC in office, partial heat and air in warehouse
Lighting:	Low-energy LED in office and warehouse
Column Spacing:	No columns
Insurance:	2022 - \$3.916
RE Taxes:	2022 - \$19,065.92
Sale Price:	\$1,995,000 (\$109.84/SF)



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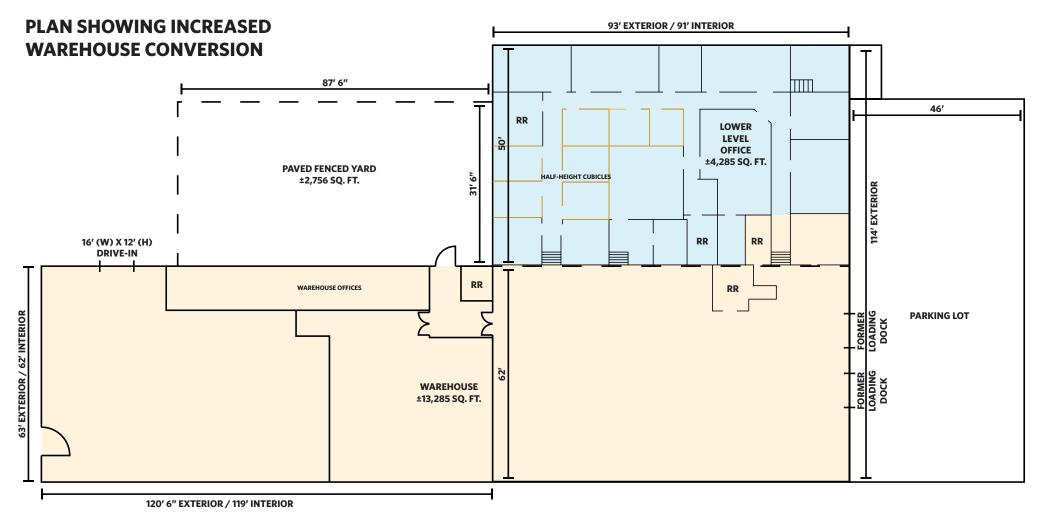


SDAT MEASUREMENTS = 18,162 SQ. FT.
INTERIOR MEASUREMENTS = 17,570 SQ. FT.
ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO SCALE



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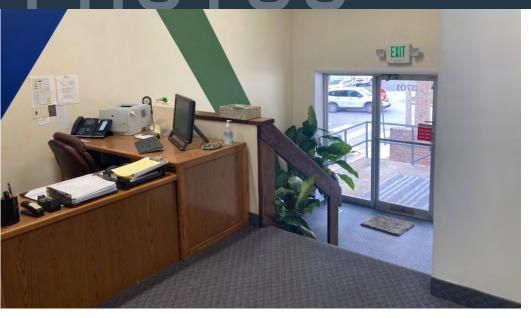
JOE NOLAN, SIOR jnolan@klnb.com | 443-632-2065



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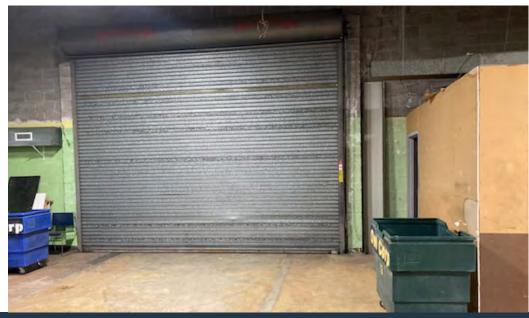
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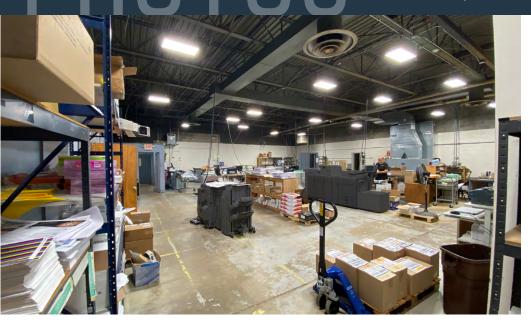




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