

3 PROPERTIES

INDUSTRIAL/FLEX + FENCED PARKING LOT

BALTIMORE
MARYLAND

FOR SALE
NEW ASKING PRICE

17,475 TOTAL SQ. FT.

1939 W. PRATT
9,641 SF Warehouse



W. Pratt Street

S. Pulaski Street

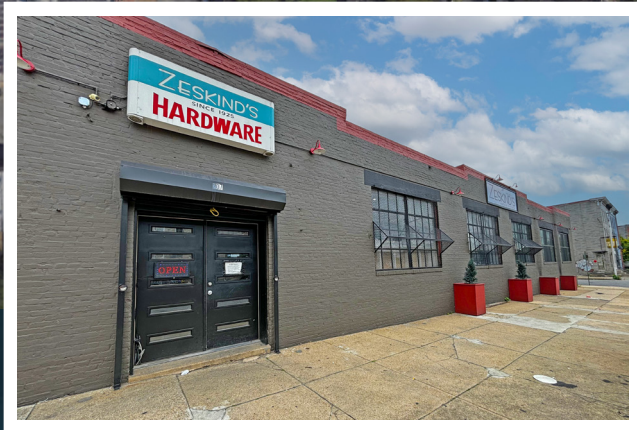
207 S. PAYSON
7,834 SF Flex

S. Payson Street

1930 DOVER
UNDER CONTRACT
Fenced Parking Lot

S. Monroe Street

McHenry Street



ROSSO
COMMERCIAL
real estate services

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INDUSTRIAL/FLEX + FENCED PARKING LOT

BALTIMORE, MARYLAND

PROPERTY SUMMARY:

- Approximately 17,475 Total Sq. Ft. Building Area
- 3 property portfolio comprises of:
 - » Flex building with office/showroom/retail/warehouse (7,834 SF), **NOW ASKING \$725,000**
 - » Large warehouse building (totaling 9,641 SF +/-, several dock high loading + ramp), **NOW ASKING \$850,000**
 - » Fenced parking lot in rear that has just been freshly paved (could be utilized for additional parking) - **Under Contract**
- **NEW** Asking Price: \$1,575,000 (1939 W. PRATT & 207 S. PAYSON ST COMBINED)
- Zoning: C-1 & IMU-1
- Owner-User Opportunity as current Owner will vacate upon settlement



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

1939

W. PRATT STREET BALTIMORE, MARYLAND

201/203/205 S. PAYTON STREET

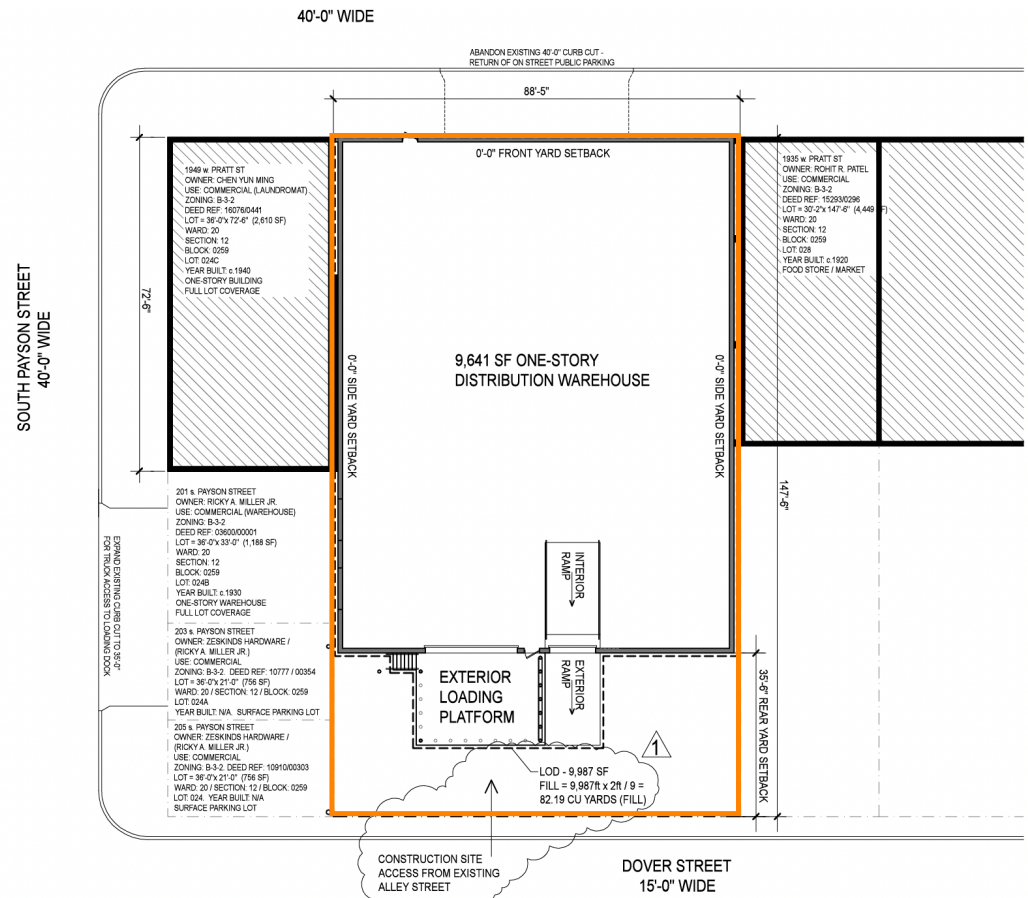
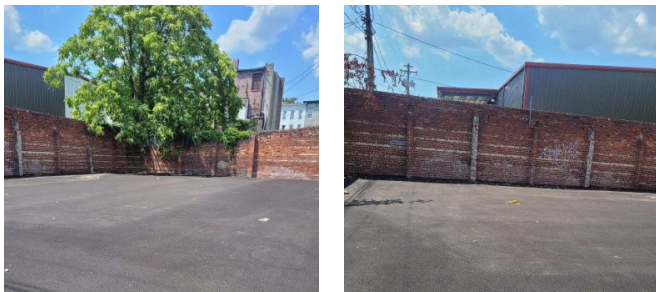
PROPERTY DETAILS:

1939 W PRATT ST./201, 203, 205 S. PAYSON ST.

- New 9,641 SF +/- warehouse building (cold, lit shell) completed in 2016
- Armstrong Steel building with CMU block wall @ perimeter of interior
- No columns in building, clear open space
- 10' wide ramp into building, with overhead door large enough for tall box trucks
- 3 loading docks with dock levelers
- Small shipping office with overhead storage
- Electrical Service: 200 amp single phase (larger service available at pole)
- Zoned C-1

1930 DOVER ST. - UNDER CONTRACT

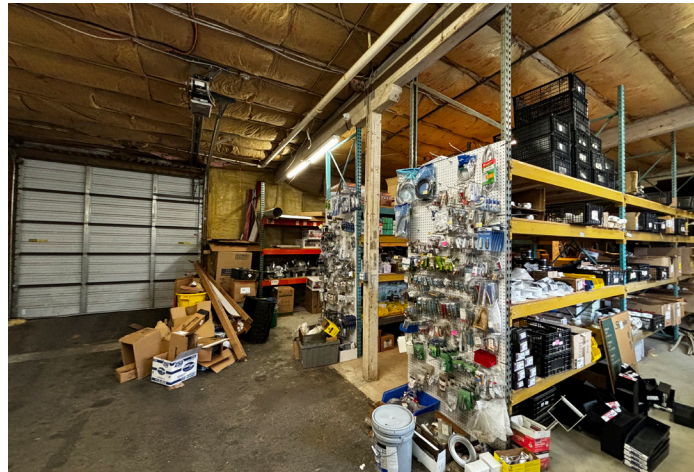
- Fenced Parking Lot (approx. 3,465 SF +/-)
- Zoned C-1



207 S. PAYSON STREET BALTIMORE, MARYLAND

PROPERTY DETAILS:

- Flex Building with Office, Showroom and Shop Space
- 7,834 SF +/- (Renovated in 2015)
- 3-phase power
- Zoned IMU-1



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MARKET AERIAL

3 PROPERTIES
INDUSTRIAL/FLEX + FENCED PARKING LOT

WILKENS AVENUE
S. PARSONS STREET
S. MONROE STREET
N. FULTON AVENUE
W. PRATT STREET

1 MILE TO
95

1.25 MILES TO
295

EDGAR ALLAN POE MUSEUM

UNIVERSITY OF MARYLAND BALTIMORE

CFG BANK ARENA

THE BALTIMORE CONVENTION CENTER

INNER HARBOR

UNION PARK

B&O RAILROAD MUSEUM

MOUNT CLARE JUNCTION

ORIOLE PARK AT CAMDEN YARDS

LIGHT STREET

395

FEDERAL HILL

CARROLL PARK

M&T BANK STADIUM

RUSSELL STREET

CARROLL PARK GOLF COURSE

HORSESHOE CASINO BALTIMORE

RIVERSIDE PARK

295

95

95

95

295

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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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BALTIMORE, MARYLAND

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