



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

142K+ SF INDUSTRIAL MANUFACTURING FACILITY

OFFERING  **MEMORANDUM**

**4425A NORTH POINT BLVD
SPARROWS POINT, MARYLAND**



**FOR
SALE**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



EXECUTIVE SUMMARY

4425A NORTH POINT BLVD

SPARROWS POINT, MARYLAND 21219

100%
LEASED TO

MILL STEEL
C O M P A N Y



BUILDING SIZE:

142,650 SF ±



LOT SIZE:

10.01 ACRES ±



YEAR BUILT:

1958



DOCKS:

6 POSITIONS (LOADING WELL)



DRIVE-INS:

13 (OVERSIZED) [2 CSX RAIL SERVED]



ZONING:

ML IM, MH IM, ML AS, BR AS



SALE PRICE:

NEGOTIABLE

MacKenzie Commercial Real Estate Services, LLC exclusively represents the ownership with the sale of **4425A North Point Boulevard** in Sparrows Point, Maryland.



PROPERTY HIGHLIGHTS



- Credit tenant: Mill Steel Company, following its acquisition of Maryland Metals in November 2024
- 3 years of lease term left
- 142,650 SF $\pm$ heavy industrial manufacturing facility on 10 acres $\pm$
- CSX rail-served property
- Five (5) overhead cranes supporting heavy manufacturing operations
- Excellent clear heights and heavy floor load capacity
- Dedicated on-site electrical substation with significant power capacity
- Solar panel system reducing operating and utility costs
- Approximately 2.0 acres $\pm$ of excess land for outdoor storage or future expansion
- Strategic Baltimore location with excellent access to I-695, I-95, the Port of Baltimore, and regional transportation networks
- Functional loading configuration suitable for manufacturing, fabrication, and distribution users
- Rare combination of rail service, crane capacity, excess land, and high-power infrastructure

PROPERTY SPECS

Address:	4425A North Point Boulevard Sparrows Point, MD 21219
Parcel ID:	15-2200006145
Site Size:	10.01 Acres $\pm$
Building Size:	142,650 SF $\pm$ (including 5,000 SF $\pm$ standalone office)
Year Built:	1958
Stories:	1
Slab Depth:	8" Concrete
Clear Height:	17'-35' $\pm$ to crane rails
Loading Docks:	6 positions (loading well)
Drive-Ins:	13 (oversized) 2 CSX rail served on back end of bldg.
Sprinkler:	Yes: Dry System (currently disconnected)
Rail Spots:	Yes (CSX)
Cranes:	Five (5) total -Three (3) Twenty (20) ton -Two (2) Fifteen (15) ton
Power:	3 phase (heavy) <i>Building has its own BGE Substation</i>
Solar Panels:	Yes (2014)
Utilities	Public water, sewer, and natural gas
Zoning (Baltimore County, MD):	
ML IM (Manufacturing, Light, Industrial, Major District): 7.30 AC $\pm$	
MH IM (Manufacturing, Heavy, Industrial, Major District): 1.29 AC $\pm$	
ML AS (Manufacturing, Light, Automotive Services Overlay): 1.01 AC $\pm$	
BR AS (Business Roadside, Automotive Services Overlay): 0.41 AC $\pm$	

2 RAIL SERVED OVERSIZED DRIVE-IN DOORS

BGE SUBSTATION

622' $\pm$

271' $\pm$

270' $\pm$

151

NORTH POINT BLVD





SIZE:

142,650 SF ±

LEASE EXP.:

11/01/2029

TENANT OVERVIEW

Founded in 1959 and headquartered in Grand Rapids, Michigan, **Mill Steel Company** is one of North America's premier flat-rolled steel and aluminum distributors. Ranked #14 on the Metal Center News Top 50 Service Centers list and recognized as one of the top women-owned businesses in Michigan, the company operates under the leadership of CEO Pam Heglund. Mill Steel has built a reputation for a "customer-first" culture, matching large-scale industrial distribution with highly responsive, tailored supply chain solutions.

CORE PRODUCTS & CAPABILITIES

Mill Steel specializes in a comprehensive inventory of flat-rolled metal products, ensuring full material certification with every shipment. Their core offerings include:

- **Materials:** Hot-rolled steel, cold-rolled steel, stainless steel, aluminum, and specialty metal framing.
- **Coated & Painting Products:** Advanced processing for galvanized, galvaneal, galvalume, aluminized, and prepainted coil stock.
- **Processing Specs:** Highly flexible processing capabilities across 30 production lines, handling material gauges ranging from .010" to .500" and coil widths up to 72 inches.

FOOTPRINT & LOGISTICS NETWORK

With seven strategically located structural processing and service centers across the United States—including a major, recently expanded footprint at the Portside facility in Houston, Texas—Mill Steel optimizes regional freight logistics. Their extensive network of 30 production lines minimizes lead times and guarantees prompt, reliable delivery to major industrial hubs nationwide.

TARGET MARKETS

Mill Steel delivers tailored, market-specific solutions across a highly diverse array of demanding sectors, including:

- Automotive and Transportation
- Building, Construction and Metal Framing
- HVAC and Major Appliances
- Solar Energy and Data Centers
- Agriculture, Office Furniture and Oil & Gas



4425 NORTH POINT BOULEVARD

RENT SCHEDULE

Time Period: 60 Months		Approx. Annual Base Rent PSF	Monthly Base Rent	Annual Base Rent
11/1/2024	10/31/2025	\$6.73	\$80,000.00	\$960,000.00
11/1/2025	10/31/2026	\$6.93	\$82,400.00	\$988,800.00
11/1/2026	10/31/2027	\$7.14	\$84,872.00	\$1,018,464.00
11/1/2027	10/31/2028	\$7.35	\$87,418.16	\$1,049,017.92
11/1/2028	10/31/2029	\$7.57	\$90,040.70	\$1,080,488.46



LOCAL BIRDSEYE



ClarkDietrich

FASCAN INTERNATIONAL INC. **CJENKO**
TCS TRUCK CRANE SOLUTIONS **Nelson**

C. Steinweg Group

MGX
EQUIPMENT SERVICES

CHRISTINA CT

NORTH POINT BLVD

151

The SHE SHED

DR **DIGGING & RIGGING INC.**
CRANE RENTAL & HEAVY HAULING



4425 NORTH POINT BOULEVARD

TRADE AREA

INTERSTATE 695
1.0 MILES
3 MIN. DRIVE

INTERSTATE 95
5.6 MILES
12 MIN. DRIVE

INTERSTATE 895
6.6 MILES
12 MIN. DRIVE

PORT OF BALTIMORE
6.0 MILES
12 MIN. DRIVE
(DUNDALK MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
19.4 MILES
24 MIN. DRIVE

BALTIMORE, MD
9.9 MILES
20 MIN.

WASHINGTON, DC
48.4 MILES
55 MIN.

PHILADELPHIA, PA
103.0 MILES
1 HR. 40 MIN.

RICHMOND, VA
165.0 MILES
2 HRS. 30 MIN.



4425 NORTH POINT BOULEVARD



STRATEGIC LOCATION

Situated in the heart of Baltimore County's booming industrial corridor, 4425A North Point Boulevard represents a premier, high-value asset location for industrial investors. Long recognized for its legacy in heavy manufacturing, Sparrows Point has revitalized into a dynamic logistics, maritime, and clean-energy hub. This address is a critical gear in the Mid-Atlantic supply chain, securing a land-constrained, high-barrier-to-entry location backed by heavy power infrastructure, elite logistics, and massive regional momentum that ensures long-term tenant demand and capital appreciation.

ELITE INTERMODAL CONNECTIVITY AND PORT ACCESS

The property sits directly adjacent to the Port of Baltimore, one of the nation's busiest shipping hubs, providing a massive competitive advantage for international import/export, bulk commodities, or heavy processing. Frictionless access to the I-695 interchange connects seamlessly to I-95, putting roughly one-third of the U.S. population within a single day's truck drive. This highway efficiency is bolstered by short-line rail infrastructure linking directly to Class I rail giants CSX and Norfolk Southern, offering a substantial cost advantage for heavy freight logistics.

THE POWER OF THE TRADEPOINT ATLANTIC ECOSYSTEM

The asset benefits immensely from its integration into the broader Tradeport Atlantic macro-environment, a 3,300-acre global logistics center. Investors are positioned alongside major distribution facilities operated by Amazon, FedEx, Under Armour, Home Depot, and McCormick, establishing a stable, institutional-grade submarket with high rental rates. Unlike standard greenfield developments, this corridor features heavy power, gas lines, and wastewater infrastructure inherited from the site's industrial history, making it highly attractive to specialized manufacturing and logistics tenants like Mill Steel and Maryland Metals Processing.

FRONT ROW TO THE OFFSHORE WIND BOOM

Furthermore, Sparrows Point serves as the premier epicenter for the East Coast's rapidly growing offshore wind industry. Major investments like US Wind's Sparrows Point Steel facility are establishing massive fabrication yards just down the boulevard, positioning 4425A North Point Boulevard to capture overflow demand and tier-one suppliers tied directly to these multi-billion-dollar clean energy projects.



CONFIDENTIALITY & **DISCLAIMER**

MacKenzie Commercial Real Estate Services, LLC is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to MacKenzie Commercial Real Estate Services.

This Offering Memorandum was prepared by MacKenzie Commercial Real Estate Services, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, or the Seller. Each prospective purchaser is to rely upon its

own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services is not authorized to make any representations or agreements on behalf of Seller.

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