

**SALE or  
LEASE**

**Warehouse 28,000 s.f. Office 7,000 s.f.  
2001 Elgin Avenue, Baltimore, MD 21217**



**2001 Elgin Avenue Baltimore, MD 21217 - Office & Warehouse Property**

**Warehouse:** 28,000 square feet  
**Office:** 7,100 square feet  
**Building:** 37,330 square feet - Total Square Footage  
**Land:** 73,600 square feet (1.6896 acres)  
**Zoning:** IMU = Industrial Mixed-Use - Primarily for existing industrial buildings and per both light industrial uses and a variety of non-industrial uses, such as dwellings, commercial, creating a mixed-use environment.  
**Lease:** Office - \$ 12.00 per square foot NNN  
**Lease:** Warehouse - \$5.00 per square foot NNN  
**Sale Price:** \$ 2,200,000  
See Baltimore City Zoning Regulations

**Latshaw**

Real Estate Brokers & Advisors

Robert E. Latshaw, Jr., CCIM - Latshaw Commercial - Real Estate Advisors Since 1975  
606 Baltimore Ave., Suite 105 - Baltimore, MD 21204 - Phone Direct 410-419-6000

**Office & Warehouse**  
**2001 Elgin Ave - Baltimore, Maryland 21217**

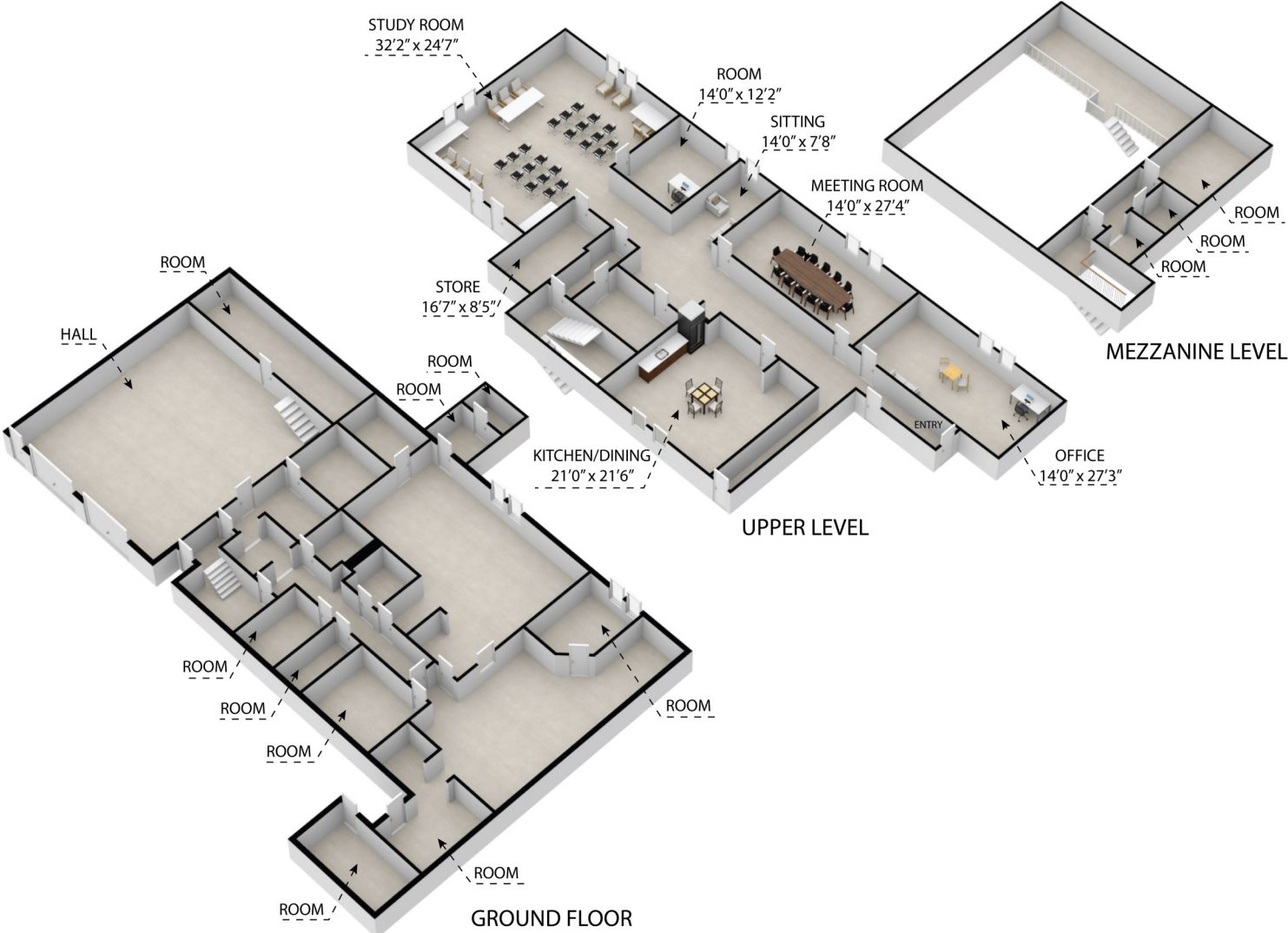
**Site Photos**



# Office & Warehouse

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## Floor Plans - Three Dimension



### 2001 Elgin Avenue, Baltimore 21217

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

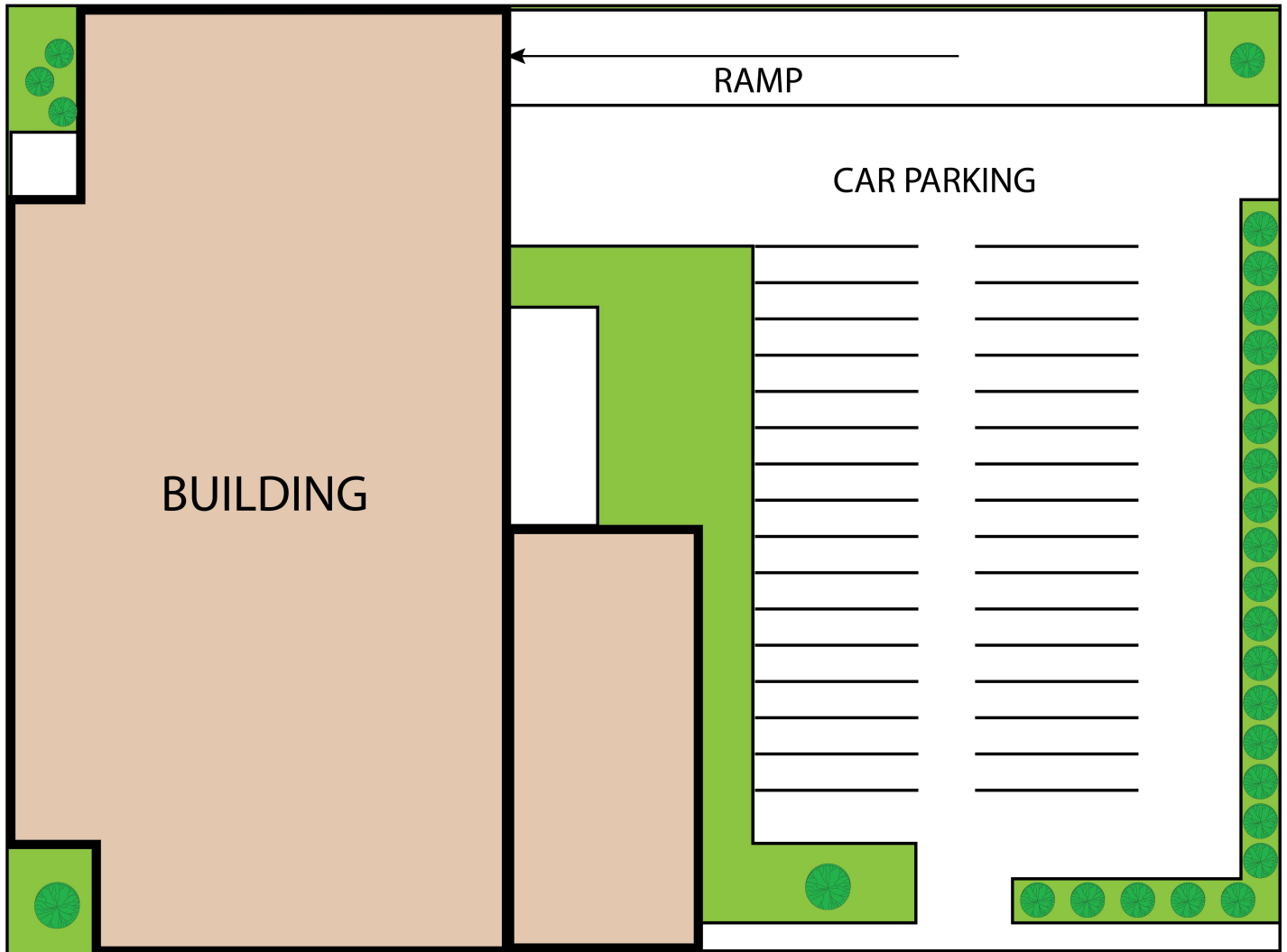
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**Aerial Site Location**



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**Graphic Site Plan**

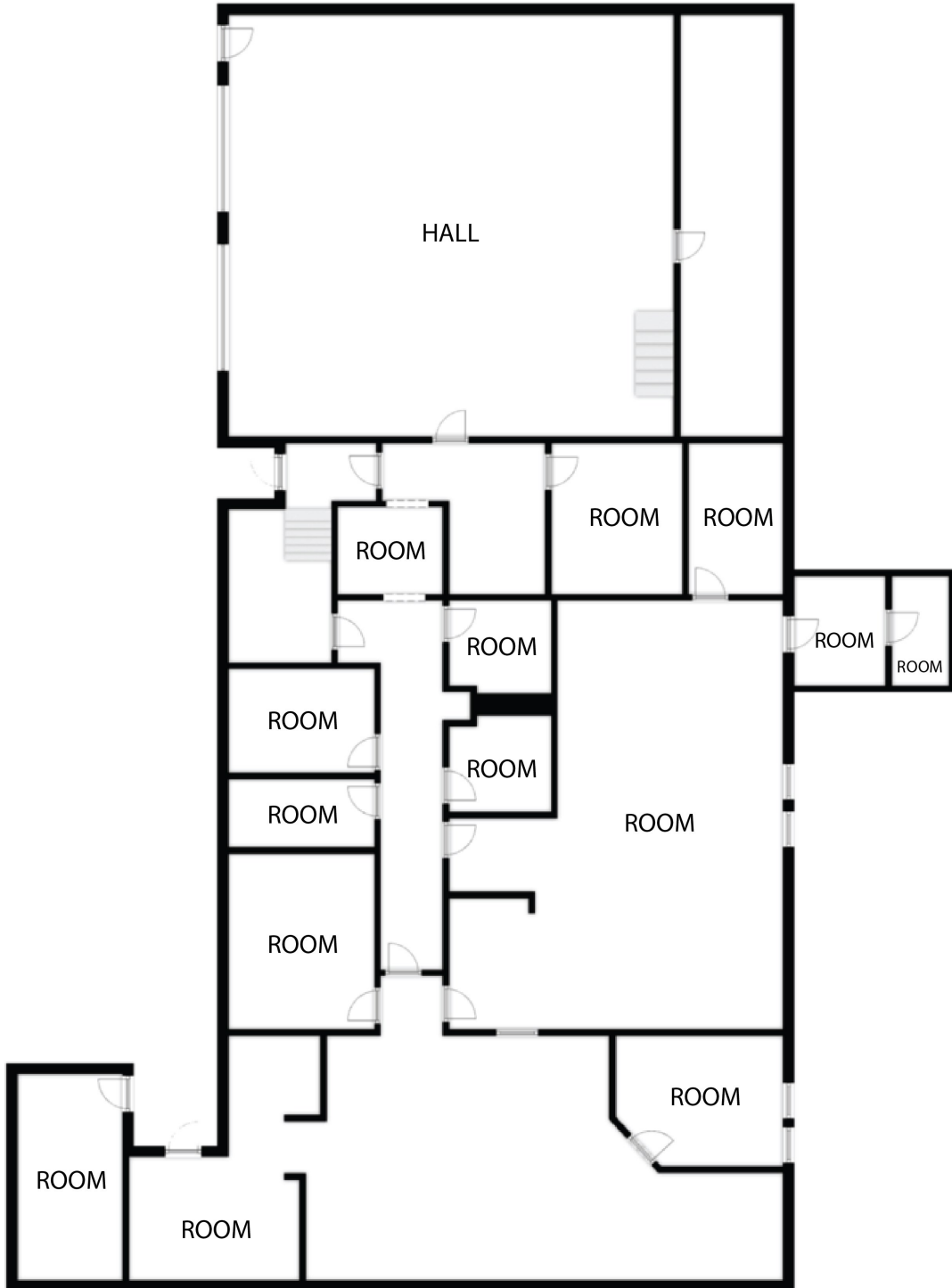


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**Floor Plan - Ground Floor**

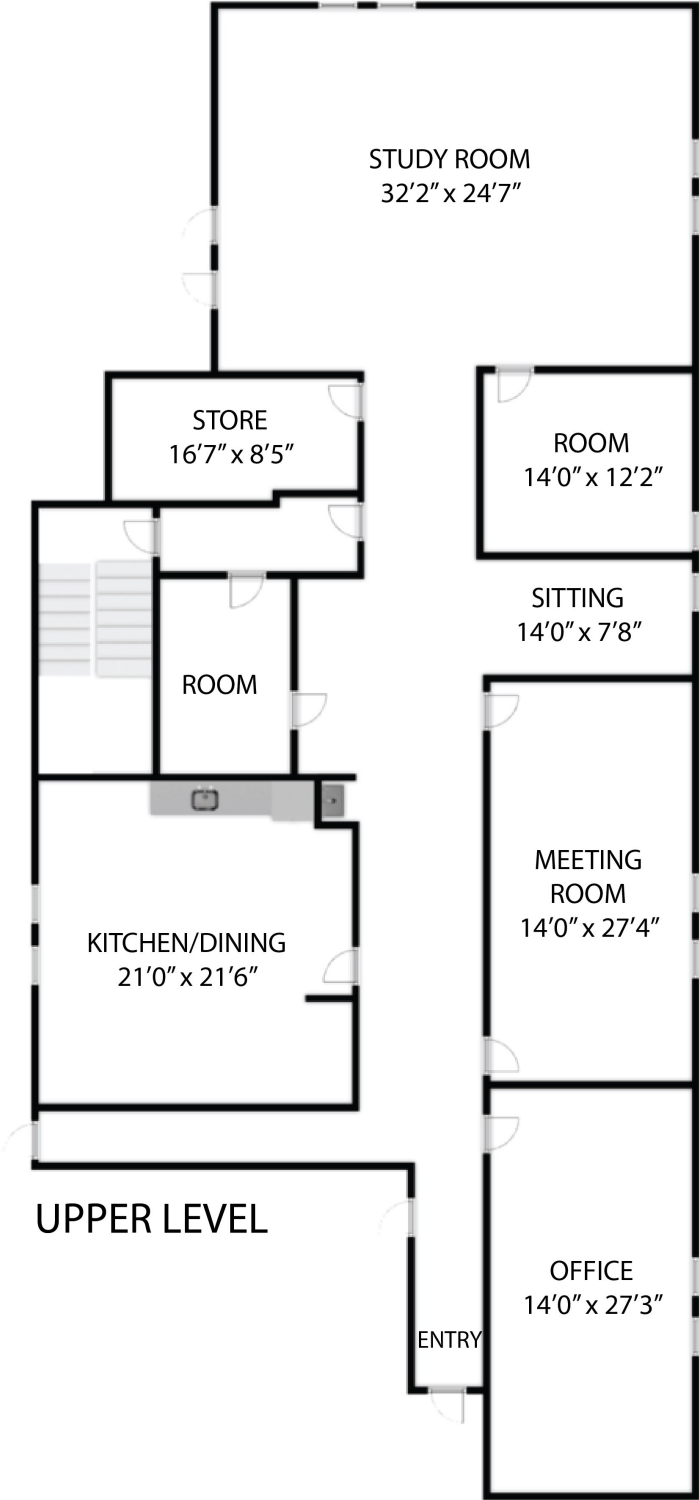


**GROUND FLOOR**

# Office & Warehouse

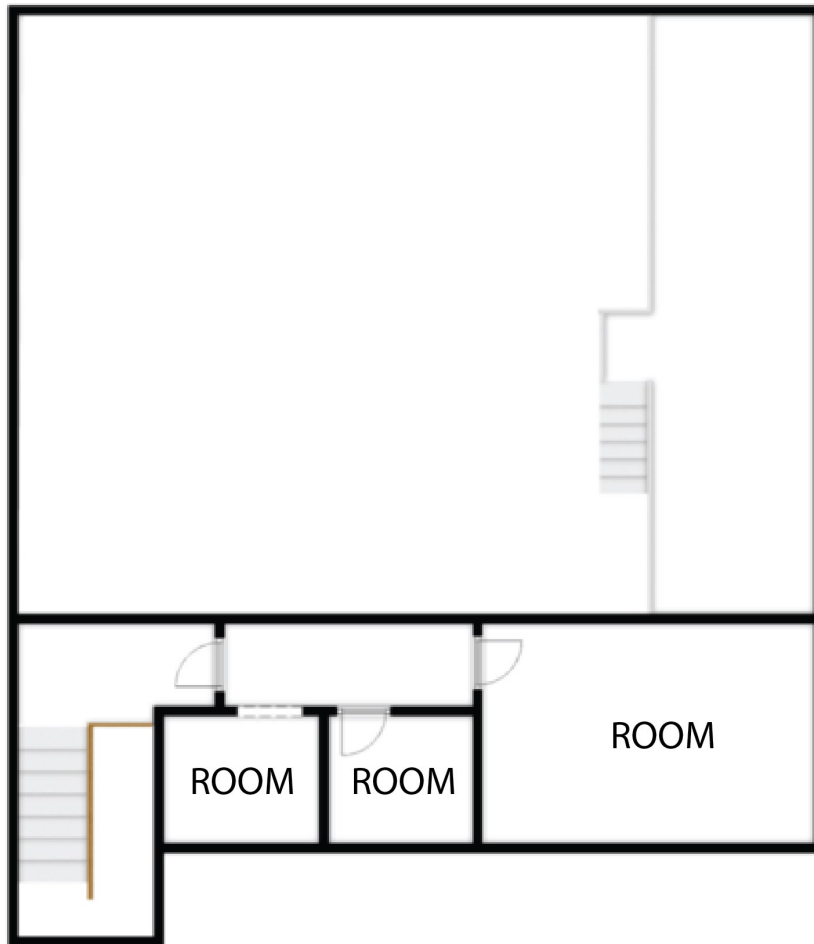
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## Floor Plan—Upper Level



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**Floor Plan—Mezzanine**



**MEZZANINE LEVEL**



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## Baltimore City Map Location

