



CLICK TO WATCH
PROPERTY TOUR



CLICK TO WATCH
DRONE TOUR

BRAND NEW TPO ROOF INSTALLED



FOR SALE
Office/Flex/Fenced Yard

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:** I-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: \$1,450,00**

JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065

CHRIS KUBLER

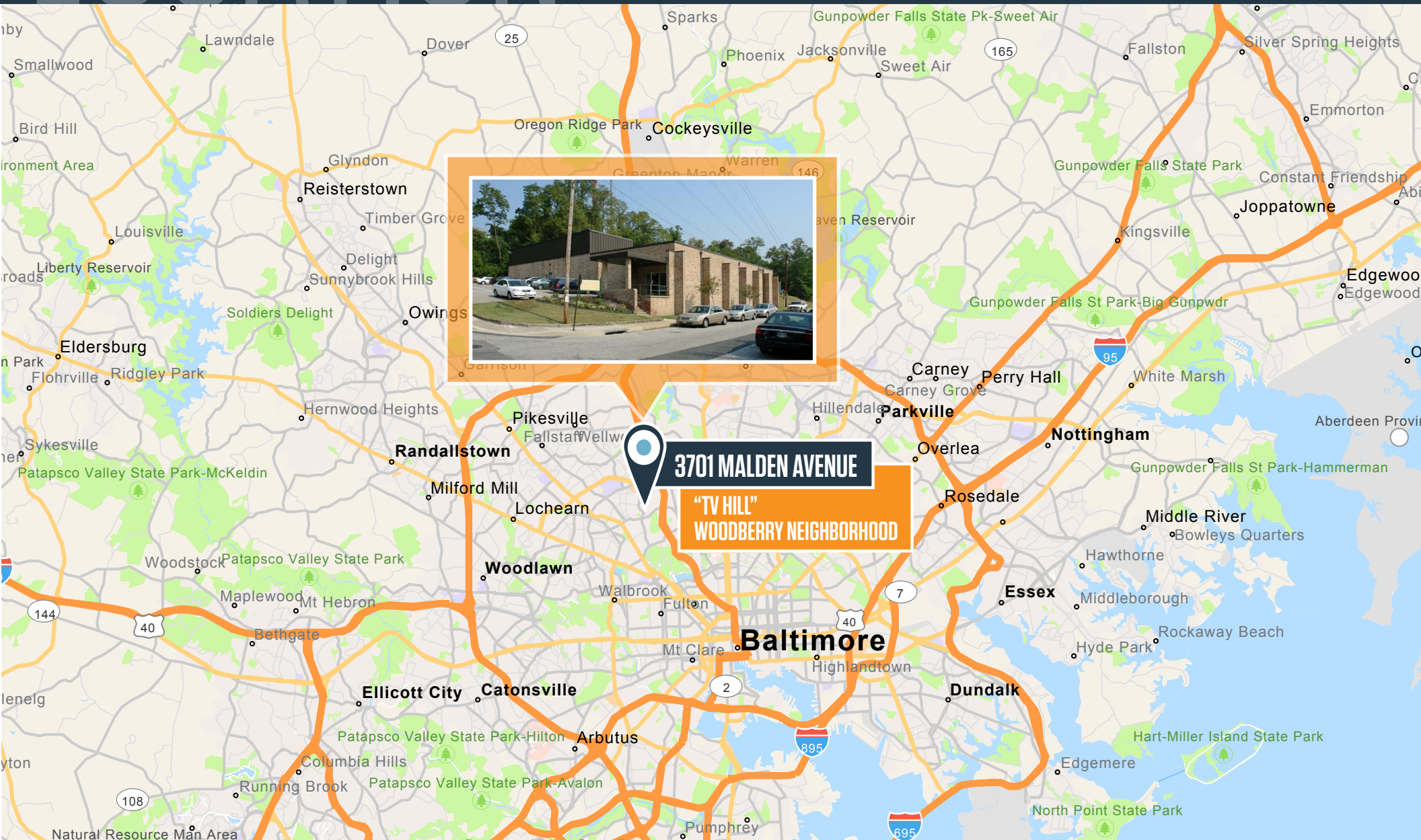
ckubler@klnb.com | 443-574-1415

klnb.com

LOCATION

3701 MALDEN AVENUE

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



JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065

CHRIS KUBLER

ckubler@klnb.com | 443-574-1415

NAKlnb

AERIAL

3701 MALDEN AVENUE

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



JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065

CHRIS KUBLER

ckubler@klnb.com | 443-574-1415

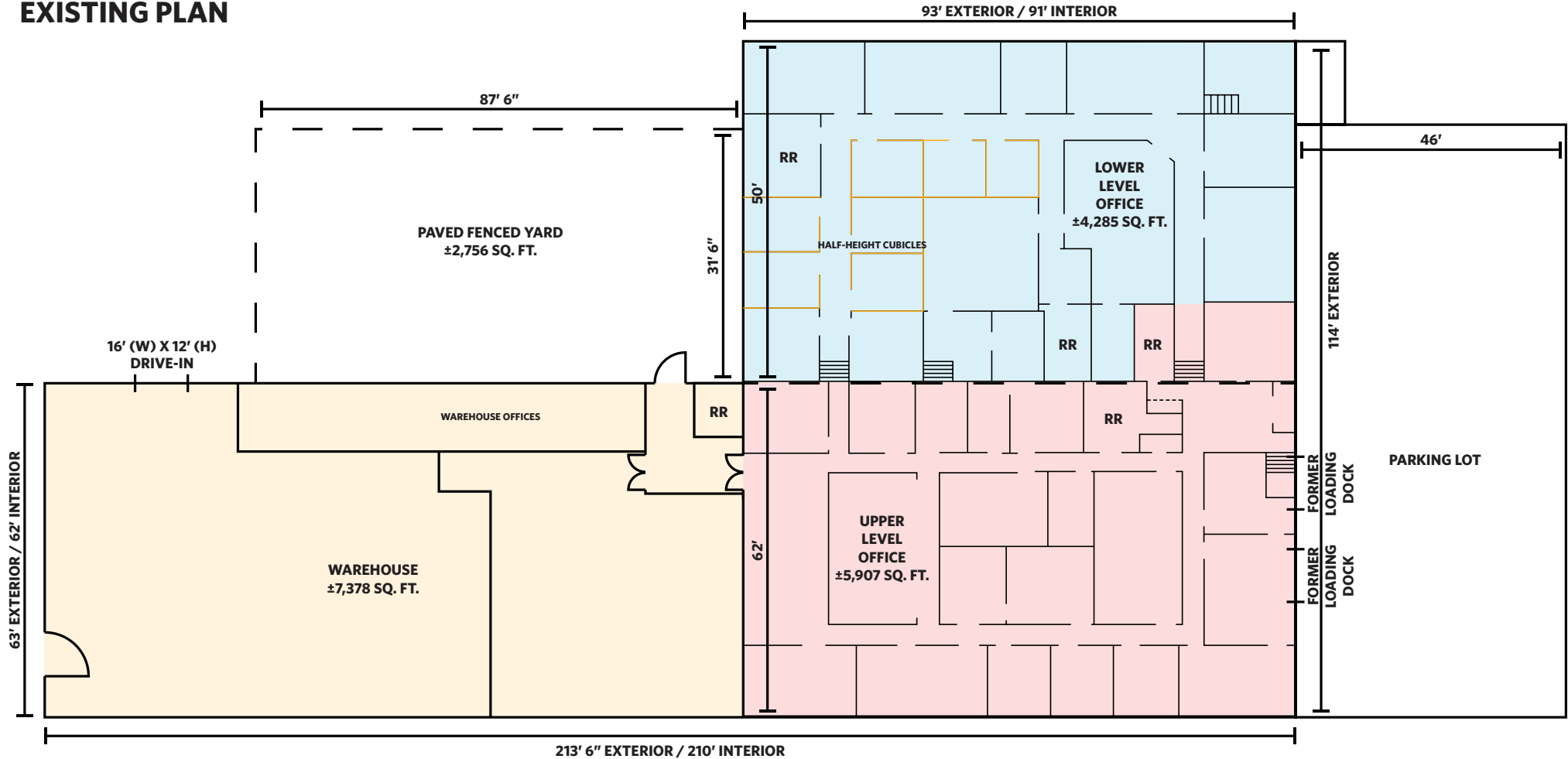
NAI **klnb**



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.

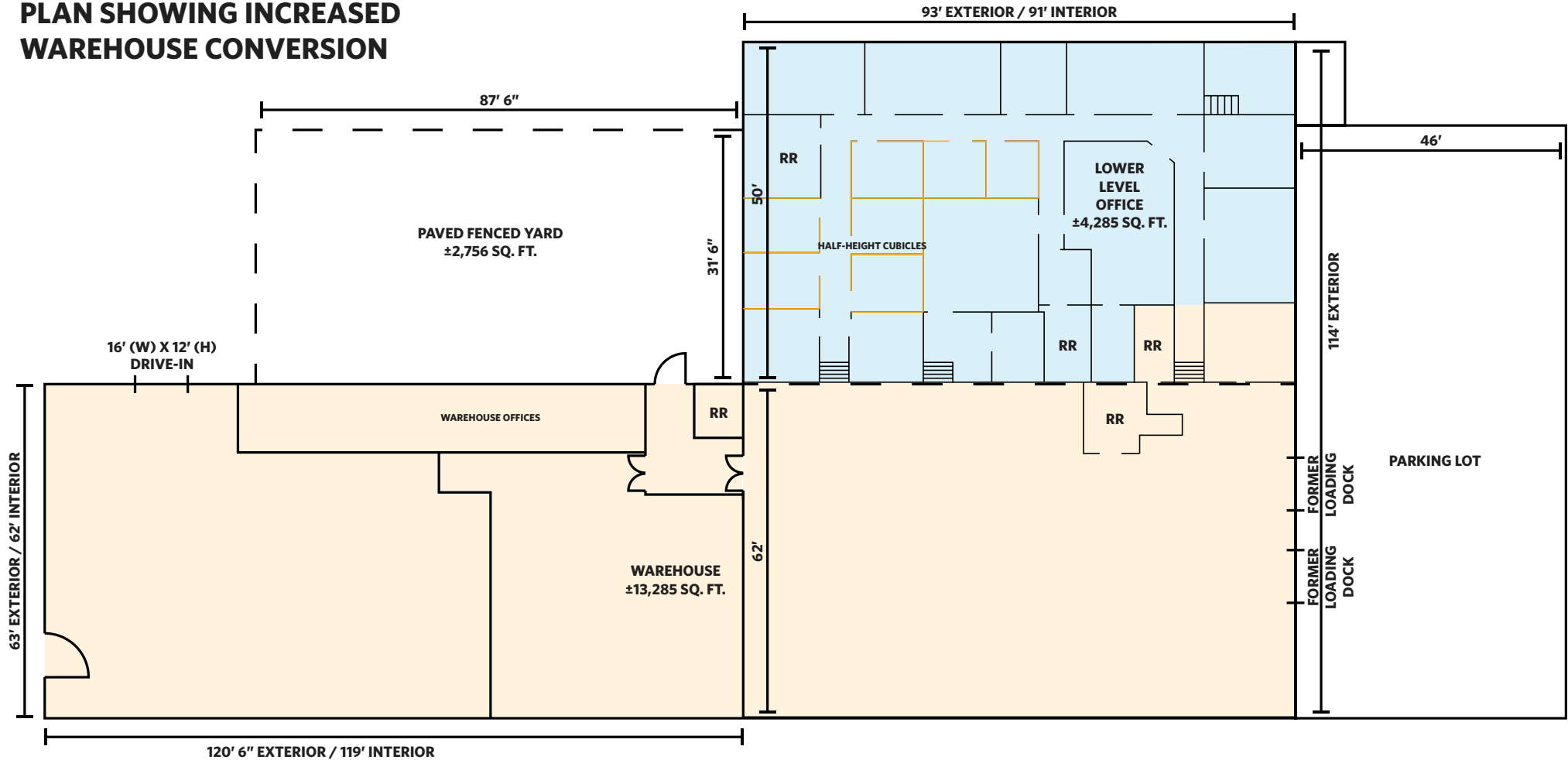
Electric:	Three electrical services include: <ul style="list-style-type: none">▪ 1 phase - 120/240v, 400 amps▪ 3 phase - 240v, 400 amps▪ 3 phase - 240v, 800 amps
Sprinkler:	Yes
Zoning:	I-1
Roof:	New TPO roof installed Fall 2024
Heat:	HVAC in office, partial heat and air in warehouse
Lighting:	Low-energy LED in office and warehouse
Column Spacing:	No columns
Insurance:	2022 - \$3.916
RE Taxes:	2025 - \$18,638
Sale Price:	\$1,450,000 (\$79.83/SF)

EXISTING PLAN



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

PLAN SHOWING INCREASED WAREHOUSE CONVERSION

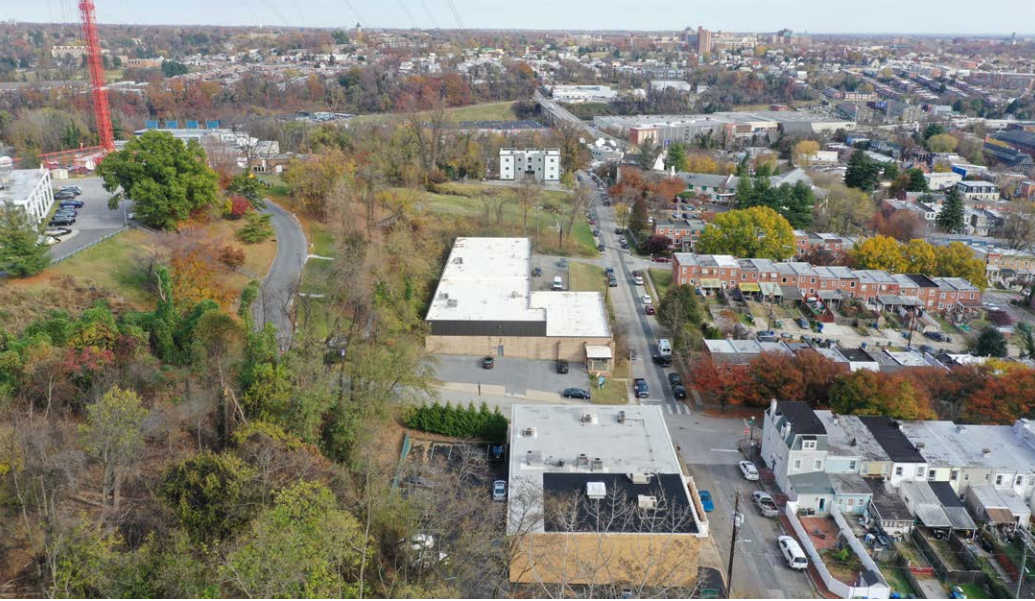


SDAT MEASUREMENTS = 18,162 SQ. FT.
 INTERIOR MEASUREMENTS = 17,570 SQ. FT.
 ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO SCALE

PHOTOS

3701 MALDEN AVENUE

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



JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065

CHRIS KUBLER

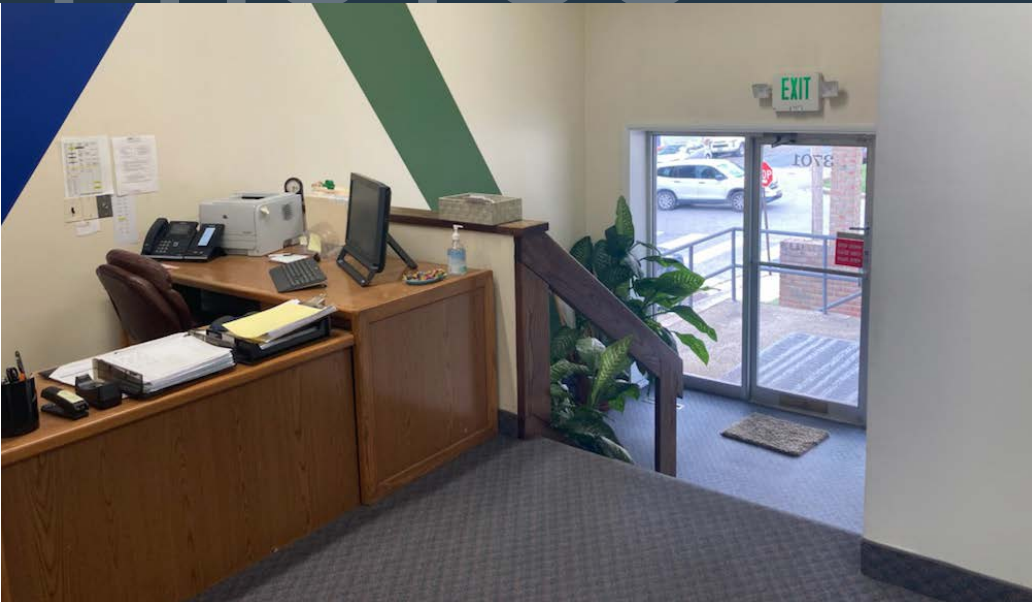
ckubler@klnb.com | 443-574-1415

NAI **klnb**

PHOTOS

3701 MALDEN AVENUE

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



JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065

CHRIS KUBLER

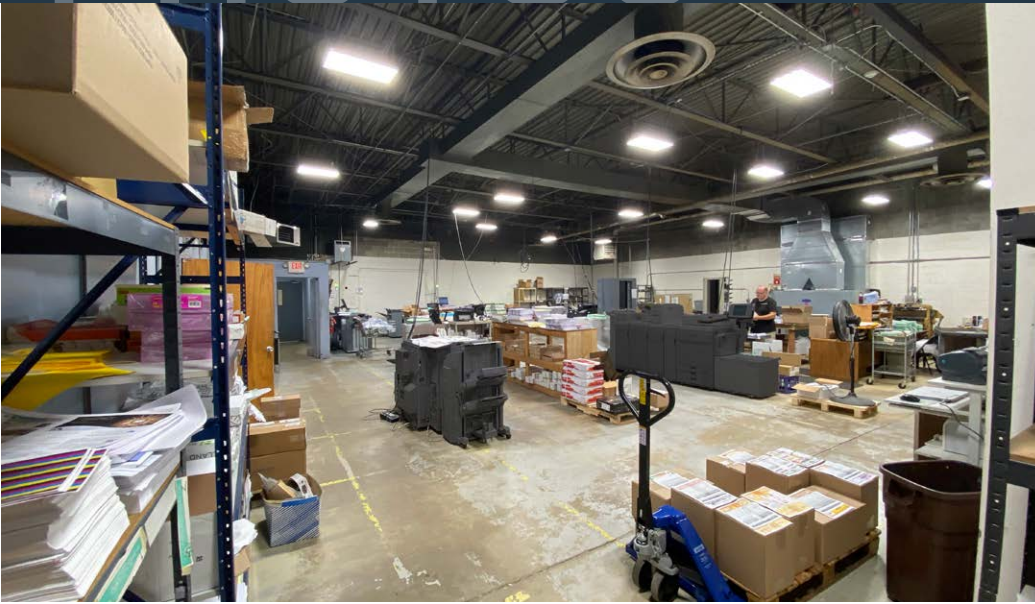
ckubler@klnb.com | 443-574-1415

NAI klnb

PHOTOS

3701 MALDEN AVENUE

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



JOE NOLAN, SIOR

jnolan@klnb.com | 443-632-2065

CHRIS KUBLER

ckubler@klnb.com | 443-574-1415

NAklnb



3701 MALDEN AVENUE

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

FOR MORE INFORMATION, PLEASE CONTACT:

JOE NOLAN, SIOR

jnolan@klnb.com
443-632-2065

100 West Road
Suite 505
Towson, MD 21204

CHRIS KUBLER

ckubler@klnb.com
443-574-1415

9881 Broken Land Parkway
Suite 300
Columbia, MD 21046

.....

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

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.