

# Sale / Lease Office Flex

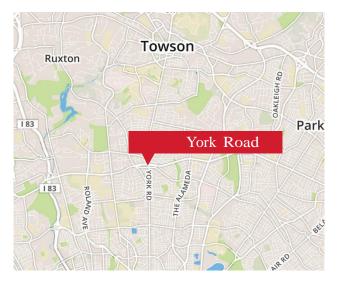


#### 5808 York Road Baltimore, Maryland 21212

## **Property Features:**

- 8,550 SF Divisible
- \$17.00 psf. Base Rent 1<sup>st</sup> Level +NNN
- \$14.00 psf. 2<sup>nd</sup> Level + NNN
- Zoned: B-2-2
- \$2.16psf. NNN Expenses (\$18,486.00) Annually
- Central City location, Bus Stop

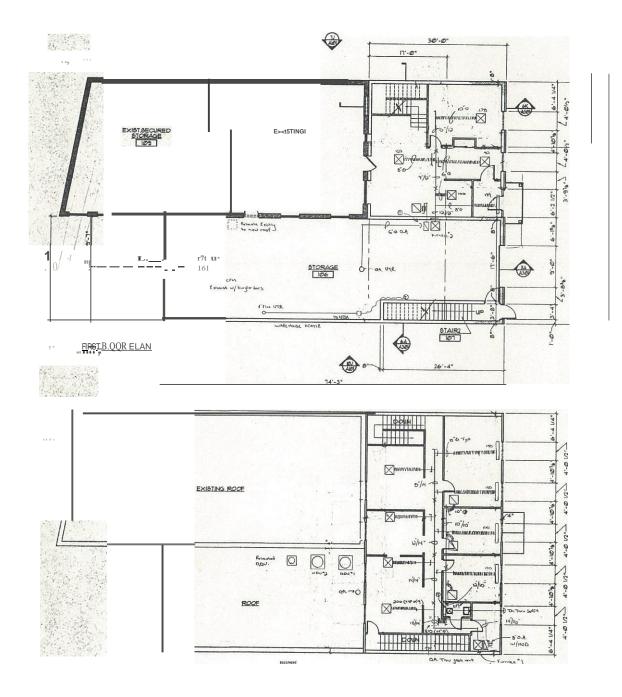
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#### CONTACT AGENT

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## **Building Specifications:**

Building Size:	8,550± square feet
Lower level:	Office: 3,175 SF
	Warehouse: 2,200 SF
Upper level:	Office: 3,175 SF
Lot Size:	0.2167 acres± /1
Construction:	Masonry construction
Age:	1979
Loading:	One (1) at grade drive-in door
Roof:	Built-up roof Replaced 2022

Utilities:	BGE: gas & electric
	City: water & sewer
Zoning:	B-2-2 Commercial
Heat:	Gas fired forced air
Parking:	Off street parking
Outside Storage:	Area in rear of building



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