



COMMERCIAL REAL ESTATE ADVISORS

2,868 SF AVAILABLE FOR LEASE

3925 GOUGH ST. SUITE 6, BALTIMORE, MD 21224



SMALL BAY, AT GRADE WAREHOUSE WITH A/C IN HIGHLANDTOWN

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AGM COMMERCIAL REAL ESTATE ADVISORS
921 E. Fort Avenue, Suite 325
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PROPERTY OVERVIEW

RENTAL RATE

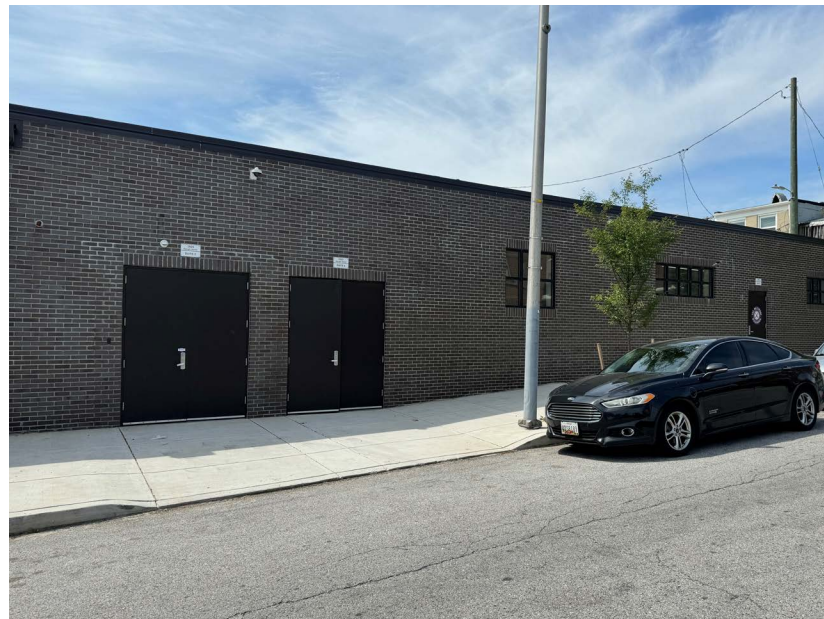
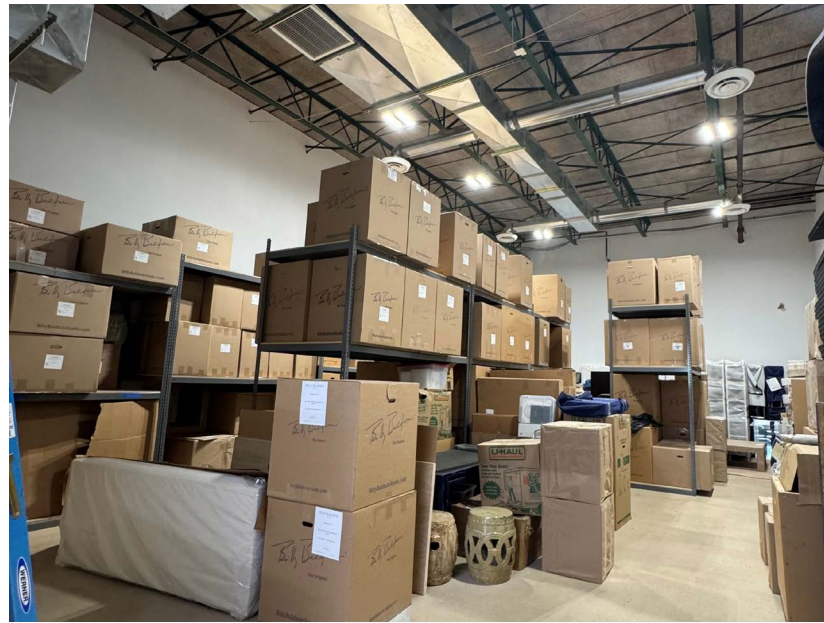
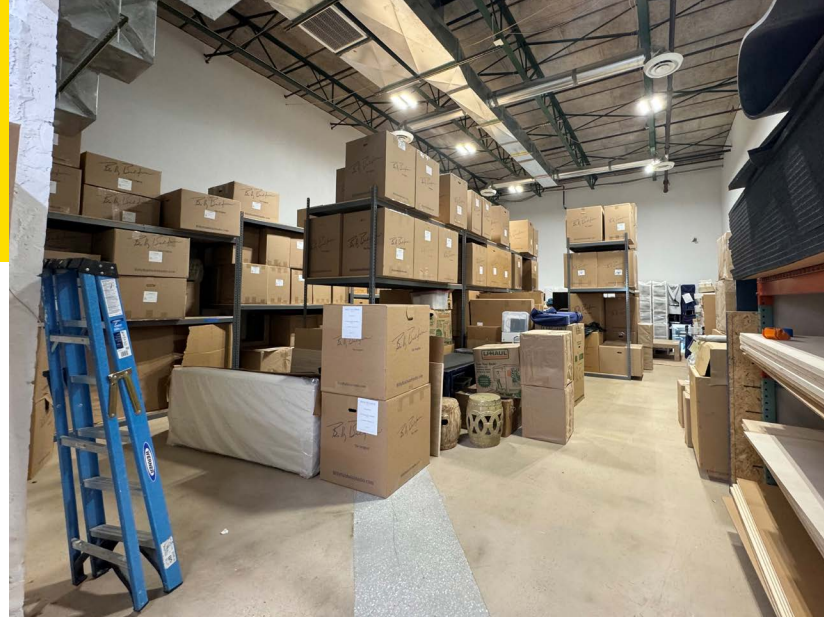
\$15.00/sf, NNN

AVAILABLE

1/1/2025 (potentially sooner)

PROPERTY HIGHLIGHTS

- At grade double door entrance
- 100% HVAC
- Free parking lot next door owned by Landlord for employee and customer parking
- 19' clear height in back half, 15' in front half
- Close to I-95, I-895, I-83, Johns Hopkins Hospital, Bayview Hospital, Canton, Fells Point

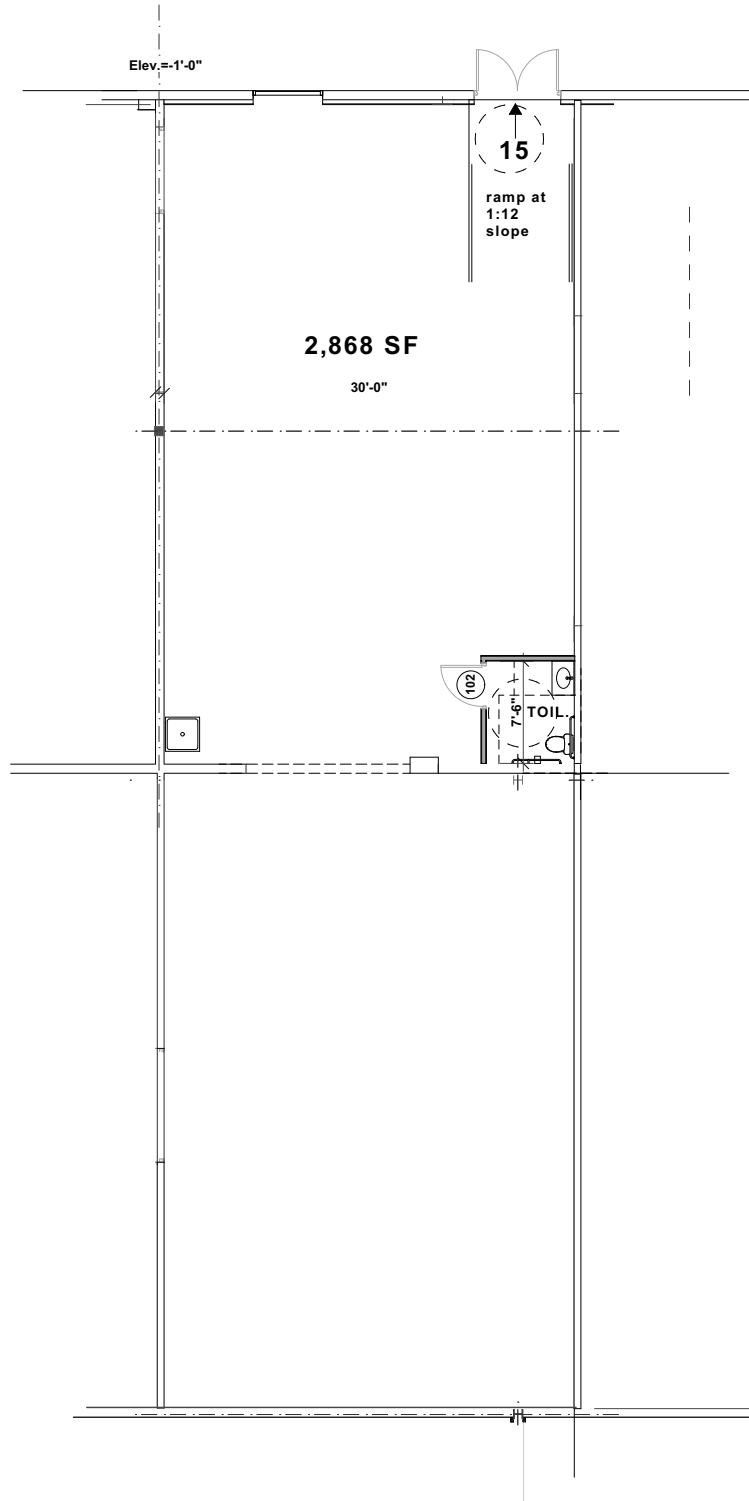


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FLOOR PLAN

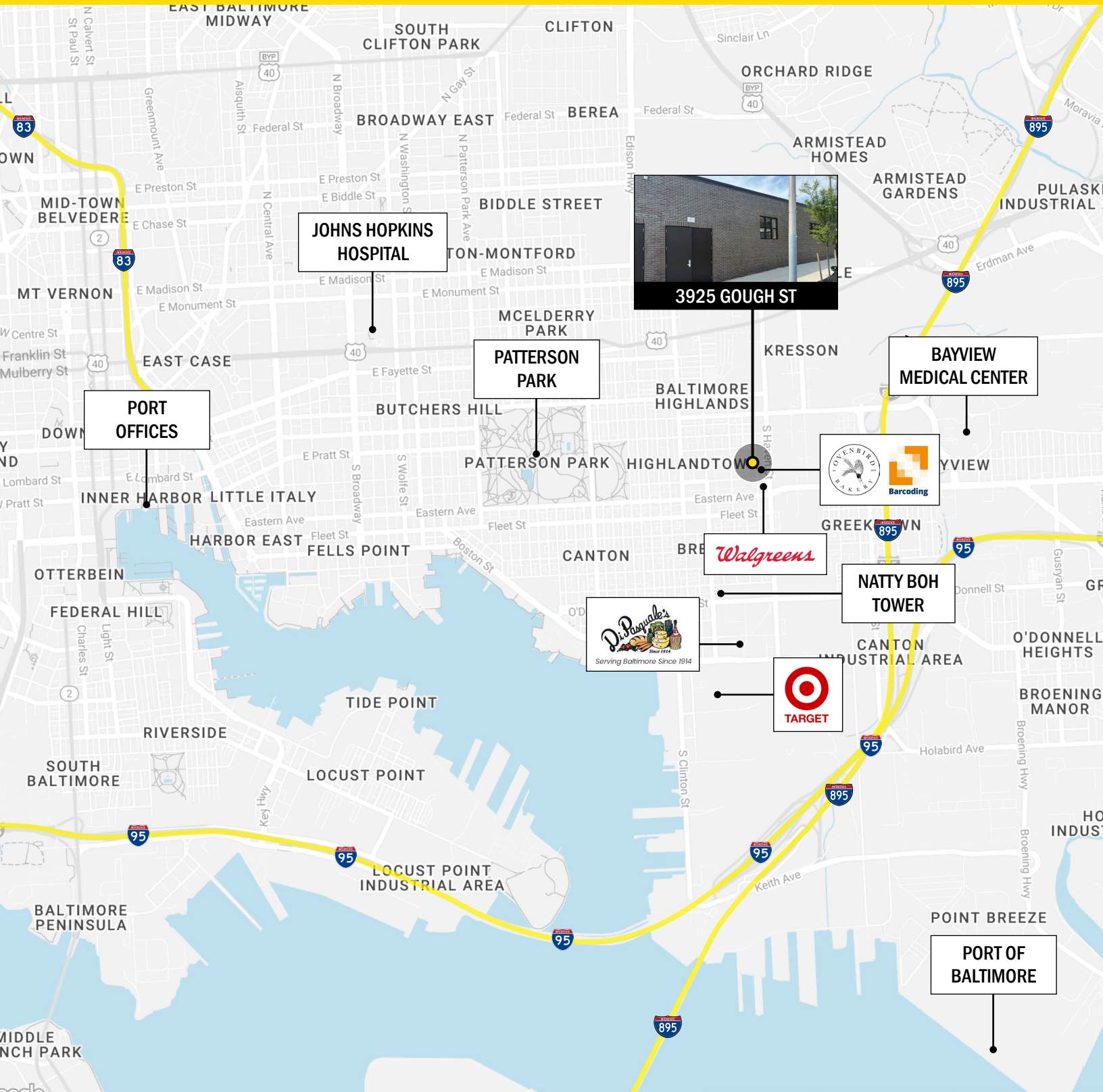


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AMENITY / TRANSPORTATION MAP



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