

2001 W 41st Street

Introduction | Light Industrial Property for Sale

2001 W 41st Street | Baltimore | MD 21211

Purchase Price: \$1,615,000



Executive Summary

Highlights

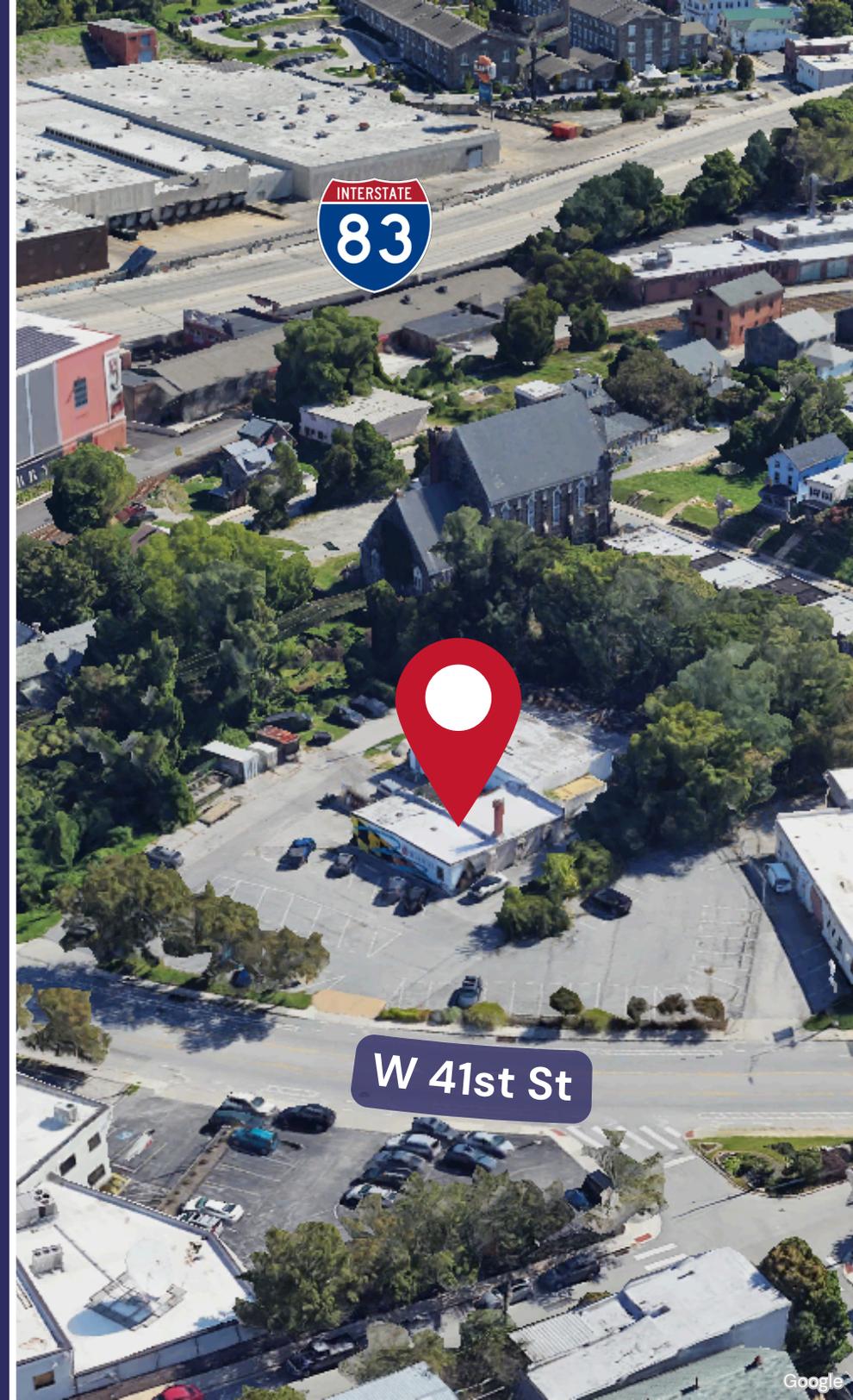
- 100% leased property
- 1.43 acres, 5,832 square feet of flex space
- Located in the popular Woodberry neighborhood with convenient access to I-83
- Long-term leases in place with significant ancillary parking income
- Certain leases are below market value and are not triple-net. Provides upside potential to future buyer.
- 7.6% Cap rate

Property Overview

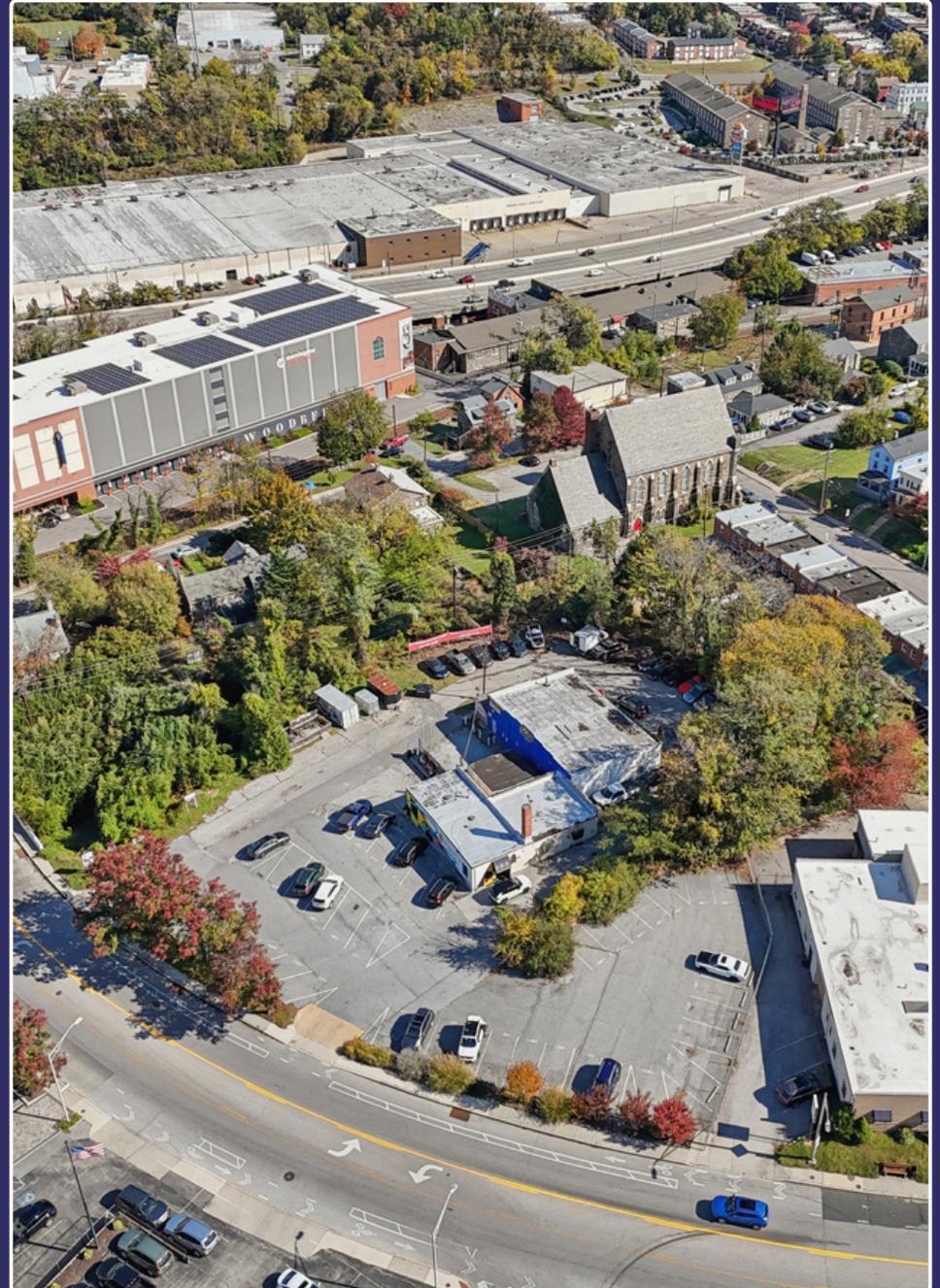
2001 W 41st St is a highly versatile industrial property that seamlessly accommodates auto users, art spaces, showrooms, offices, workshops, or hybrid configurations. The open floor plans and well-maintained condition provide an immediate-use solution for businesses seeking functionality and visibility in a prime location. The location and size of each suite create a highly desirable property.

Market Position

Situated in Baltimore's dynamic arts corridor, the property is in the middle of a very proud and vibrant community. The surrounding area, anchored by Johns Hopkins University, Loyola University, The Rotunda, Hampden's Avenue, and The Baltimore Museum of Art, attracts a diverse, affluent demographic with strong spending power. This established creative district offers retail and service tenants access to a steady flow of culturally engaged consumers while benefiting from Baltimore's ongoing urban revitalization.

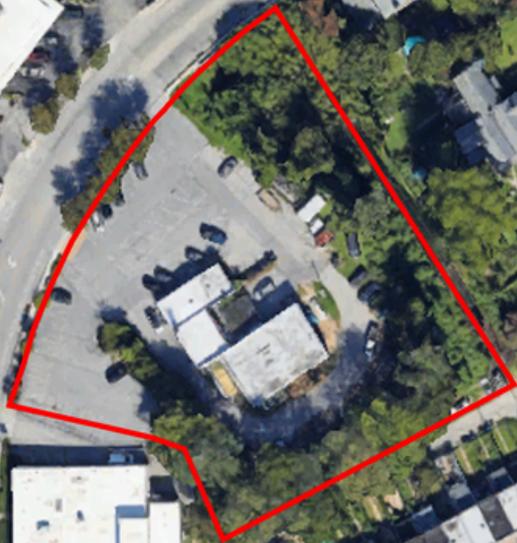


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