

6424 FRANKFORD AVE

6424 Frankford Avenue, Baltimore, MD 21206
Baltimore City



FOR LEASE

PROPERTY HIGHLIGHTS

- **Size:** ±8,400 - 24,200 SF of warehouse and office
- **Zoning:** C-3 (General Commercial)
- **Clear Height:** 14'6"
- **Loading:** Recessed Dock Loading with 1 Exterior Loading Dock
- **Overhead Doors:** 6 Overhead Doors: 16' x 14' (3), 19' x 12' (3)
- **Access:** Quick and easy access to I-95, I-895 and Pulaski Highway
- **Outside Storage:** Secure and well-lit outside storage area (0.33 acres +/-)
- Enterprise Zone
- Multi-tenanted property with updated security systems

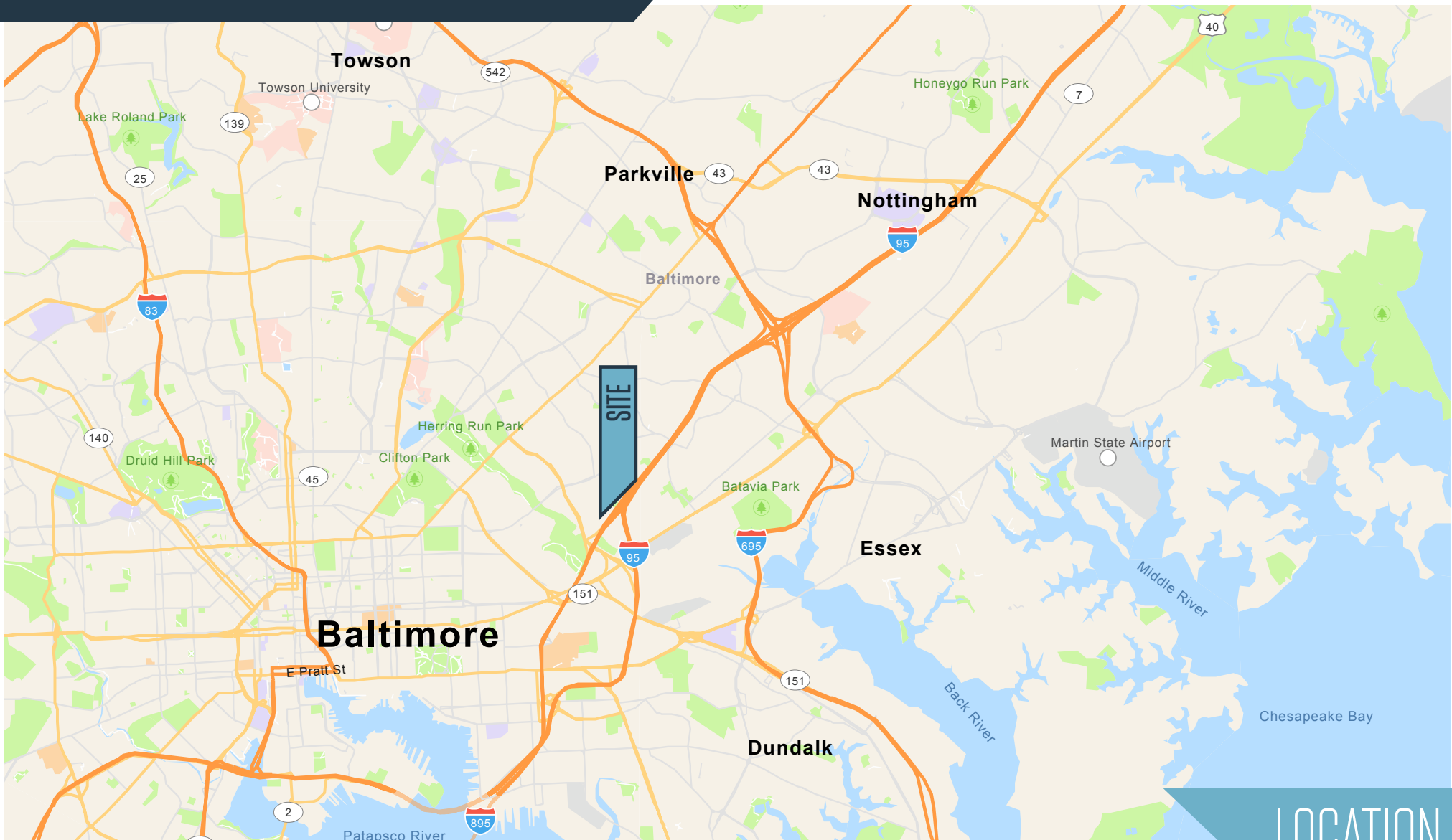
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LOCATION

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Basement
±8,400 SF

BASEMENT FLOOR PLAN

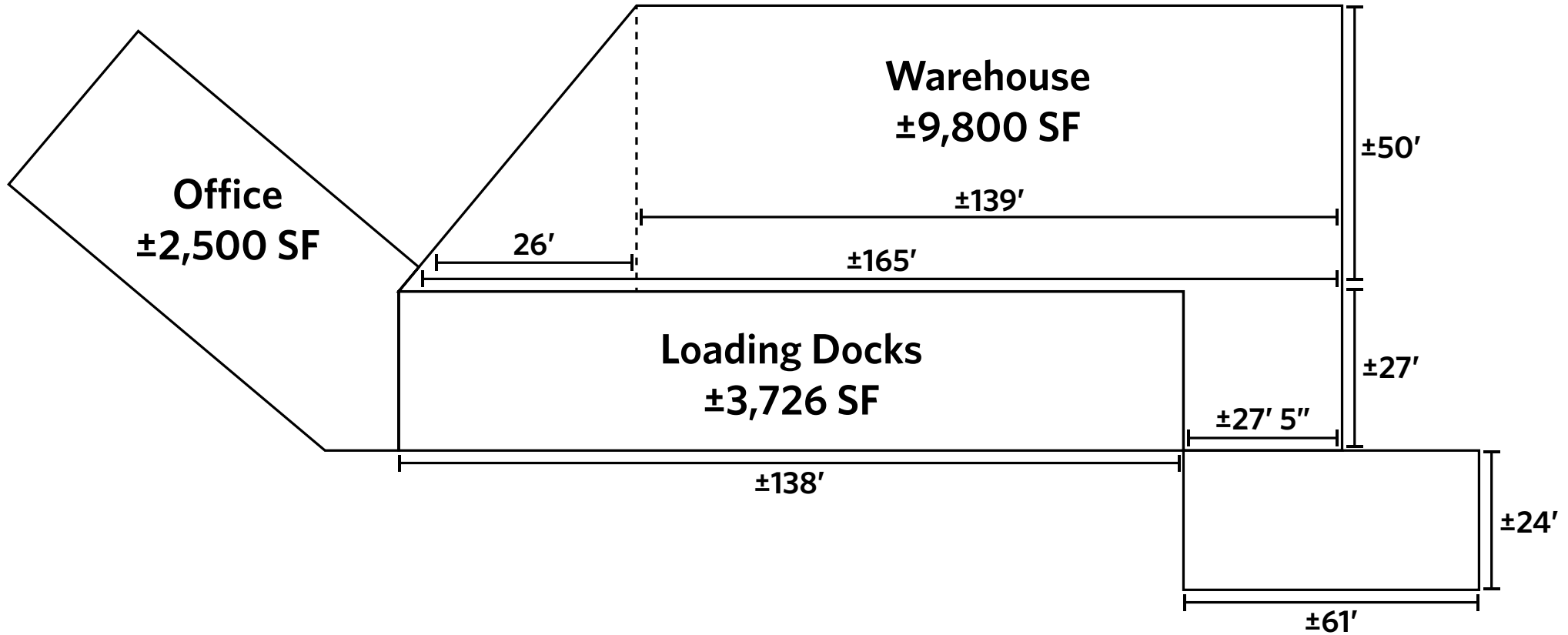
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1ST FLOOR PLAN

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BENEFITS INCLUDED



The EZ program provides real property and state income tax credits for businesses located in a Maryland enterprise zone in return for job creation and investments.

INCOME TAX CREDITS

The General Income Tax Credit

The one-time \$1,000 tax credit for each qualified new employee filling a newly created position in an enterprise zone, or one-time. \$1,500 credit for each qualified new employee in an enterprise zone focus area.

The Income Tax Credit for Economically Disadvantaged Employees

A 3-year period tax credit for each qualified new economically disadvantaged employee, earned at the following amounts:

- Year 1: \$3,000
- Year 2: \$2,000
- Year 3: \$1,000

Real Property Tax Credit

A 10-year tax credit against a portion of the County real property tax liability. The tax credit is applied to the taxes generated from the increase in the property tax assessment resulting from the recent capital improvements made by landlord to the property (the “increased assessment”). The amount of credit is in the form of an abatement of 80% of taxes stemming from the increased assessment in each of the first 5 years following completion of the capital improvements; and the credit/abatement decreases 10% per year thereafter (70%, 60%, 50%, 40%, 30%) for the subsequent 5 years.

ELIGIBILITY

Business must either (1) make an investment in capital improvements, or (2) hire new employees.

ENTERPRISE ZONE

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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