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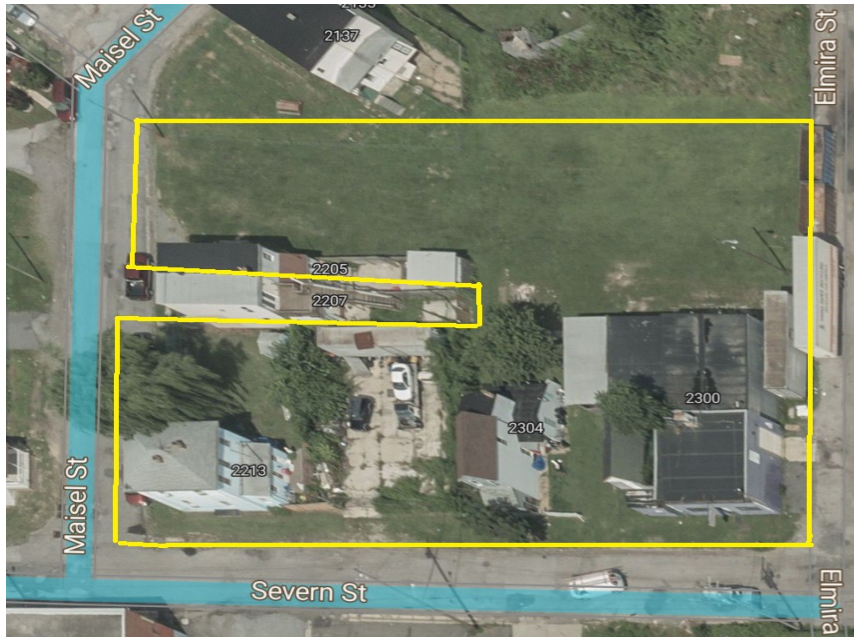
**FOR  
SALE**

## **FLEX INDUSTRIAL / WAREHOUSE**

**MAISEL / SEVERN / ELMIRA PROPERTY  
BALTIMORE, MD 21230**

***Just minutes from I-95 and I-295***

**This offering is an assemblage of 7 contiguous properties including and existing Warehouse Building, 3 Income Producing properties and 3 vacant lots (all zoned I-1). It is conveniently located with easy access to Downtown Baltimore.**



**Maisel / Severn / Elmira Property**

**CALL TIM DUNNIGAN FOR A PRIVATE TOUR**

**Contact:**

**Tim Dunnigan 410-917-7518**

**[timothydunniganre@gmail.com](mailto:timothydunniganre@gmail.com)**



**The Pinnacle Real Estate Co.  
Inc.**

**1911 York Road  
Timonium, MD 21093  
O(410) 560-3556**



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## **Maisel / Severn / Elmira Property**

Property Information

**General:** This property is an assemblage of 7 adjoining parcels, 1 improved by a Warehouse structure (currently vacant) and 3 improved by residential rental home (all currently rented). The parcels are contiguous and are set up for the potential to redevelop all as one parcel. Currently there is one property (2207 Maisel Street) which is owned by others (see overhead view picture on page 1). The Seller can assist with acquisition to complete the assemblage.

**Location:** The property is located near the intersection of Washington Blvd and Hammonds Ferry Road. Convenient access to I-95 and I-295 is just 3 minutes away. GPS: Property Address 3200 Severn St. Baltimore, MD 21230

**Property Description:** Baltimore City, Maryland—Page to follow with Tax ID's

**Zoning:** I-1 (Industrial)

**Building Size:** 1,188 square feet

**Year Built:** 1964

**Building Construction:** Masonry

**Building Mechanicals:** Existing HVAC unit

**Ceiling Height:** 15' approximate interior ceiling height throughout

**Available Utilities:** Public Water/Sewer, Electric and Natural Gas

**Combined Acreage:** 0.523 acres (all 7 parcels including improved 22,763+/- Sq Ft)

**Real Estate Taxes:** \$4,272.41 Aggregate all 7 properties (July 2023-June 2024)

**Date Available:** Immediate

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All information is obtained from the seller and deemed reliable, but not guaranteed and should be verified. Property offering is subject to change or withdraw, correction, error or omission. All maps and indications of property lines are approximate.

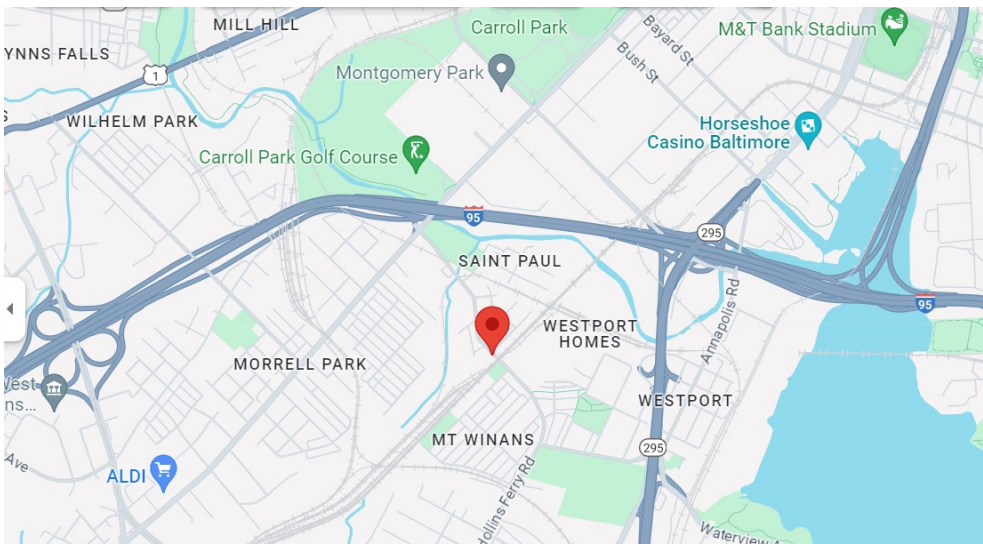


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## List of Property Included in Sale

Property Address	Tax ID	Lot Size	Lot Type
2300 Severn Street	25037892D019	2,625 Sq Ft	Commercial Lot & Structure
2208 Elmira Street	25037892D016	4,000 Sq Ft	Vacant Land
2201 Maisel Street	25037892D005	2,496 Sq Ft	Lot Only
2203 Maisel Street	25037892D004	2,496 Sq Ft	Lot Only
2304 Severn Street	25037892D021	2,396 Sq Ft	Rental
2205 Maisel Street	25037892D003	1,250+/- Sq Ft	Rental
2213 Maisel Street	25037892D001	7,500 Sq Ft	Rental

## Property Location Map



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