

FOR SALE

OWNER USER OR REDEVELOPMENT OPPORTUNITY

***1005
BRANDON
SHORES RD***
Baltimore, MD



Free Standing 51,000 SF Office Building On 10.55 Acres

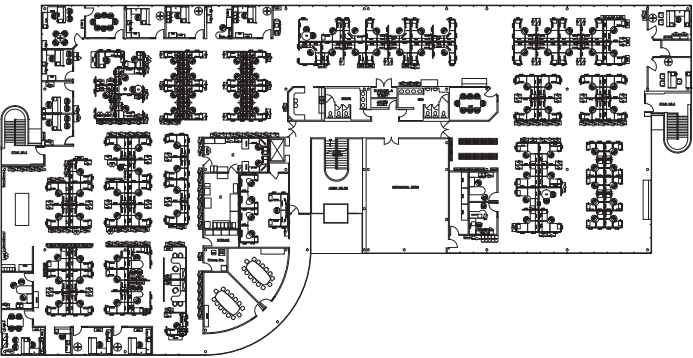
CBRE

CBRE, Inc. is the exclusive listing broker for the sale of **1005 Brandon Shores Rd. Baltimore, MD**, an existing, free standing 51,000 SF office building in the Rt 2 corridor with fantastic owner user or redevelopment opportunity.

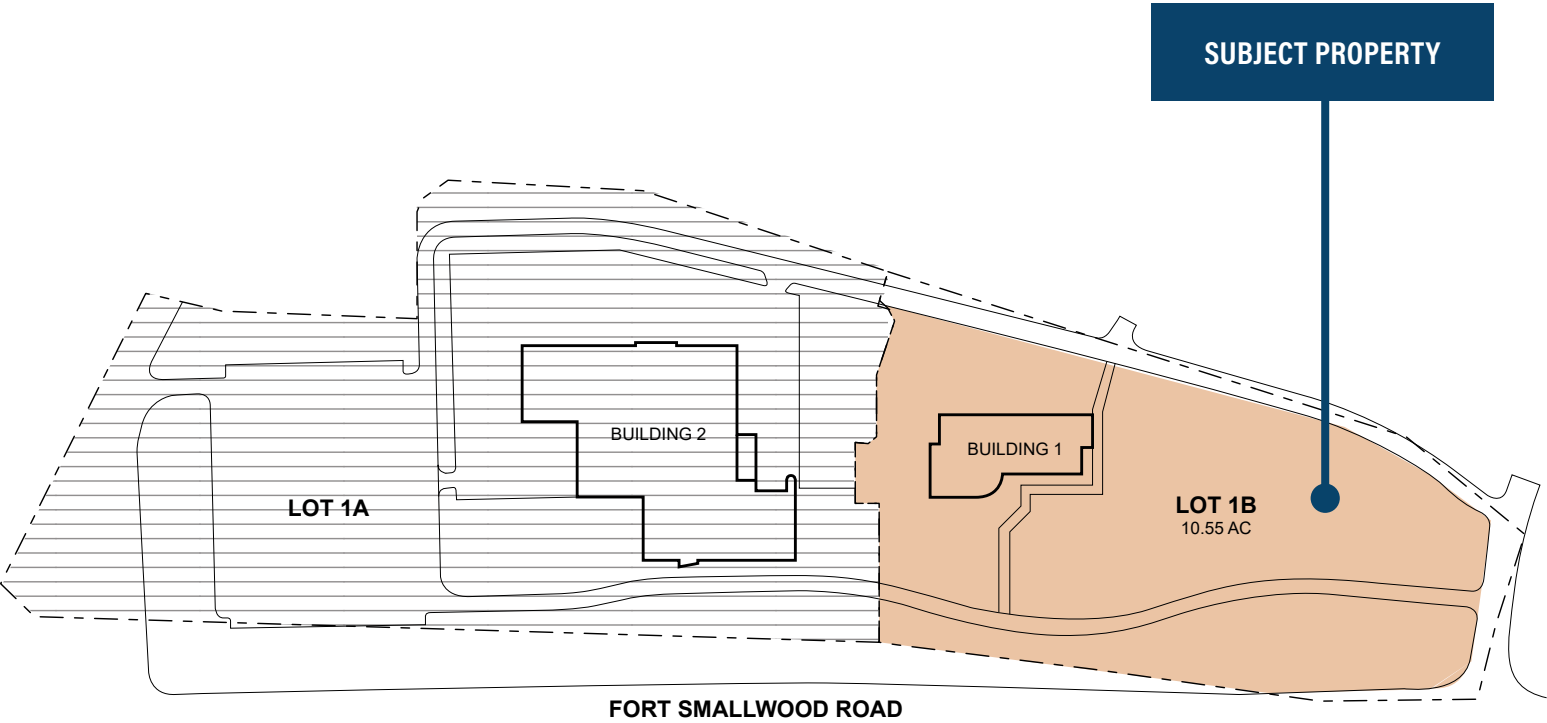
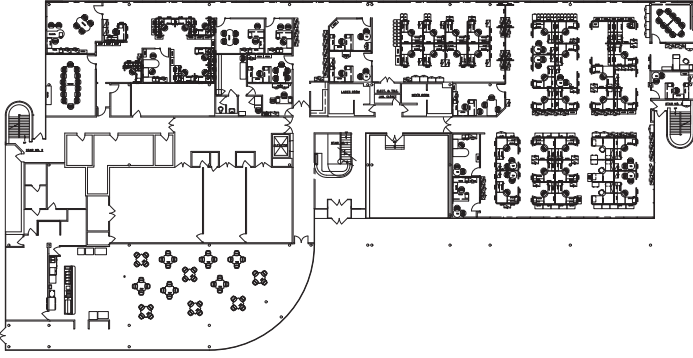
We are pleased to present the *rare opportunity to own a stand-alone office building with adjacent land and parking with owner user or future redevelopment opportunity.*



1st Floor : 24,656 SF



2nd Floor: 26,193 SF



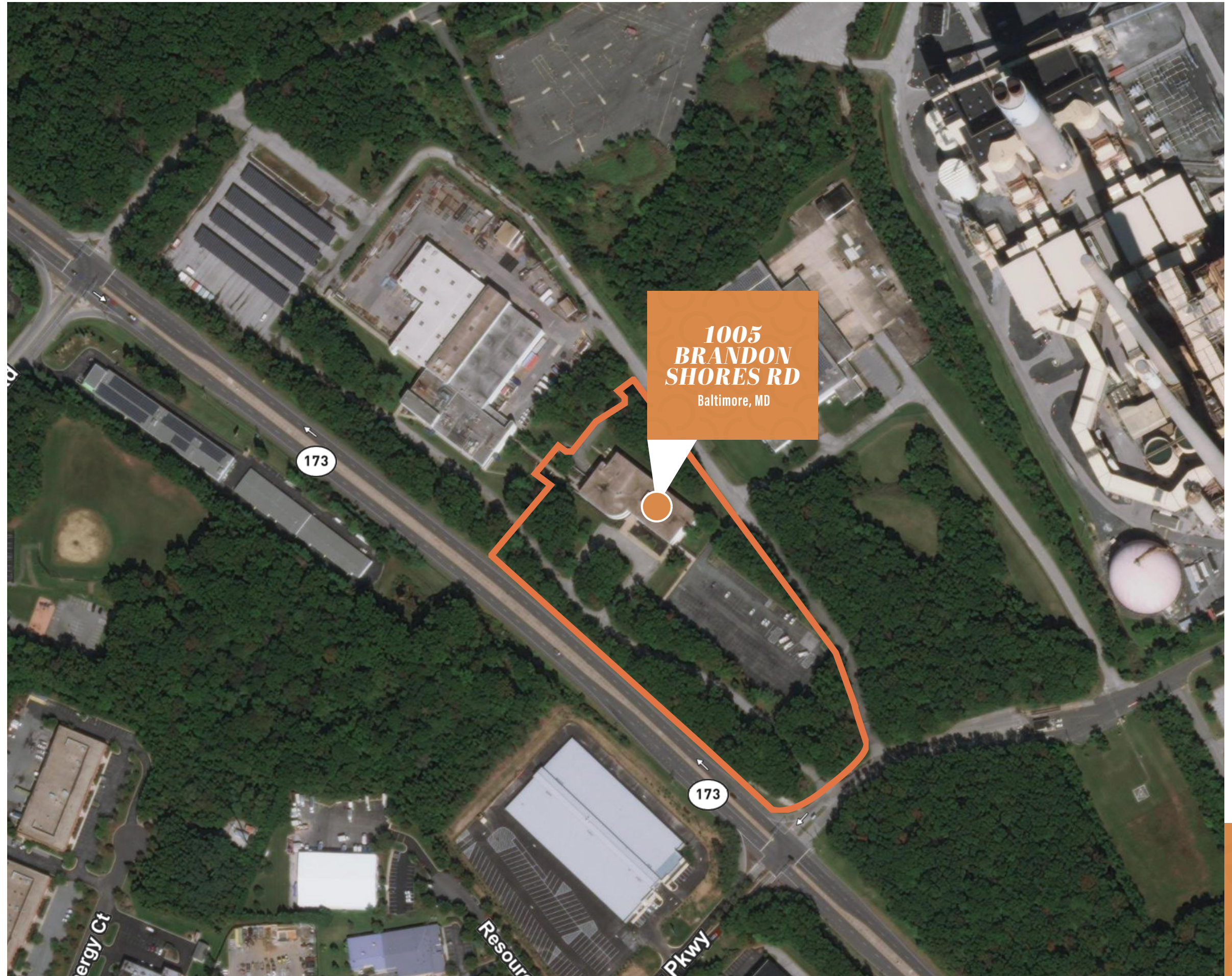
PROPERTY FEATURES

- 50,849 SF (1ST FLOOR : 24,656 SF; 2ND FLOOR: 26,193 SF)
- OFFICE BUILDING
- BUILT IN 1980
- ACREAGE: APPROXIMATELY 10.55 ACRES
- ZONING: W3
- BUILD-OUT: FULL OFFICE
- VACANCY: 100%
- PARKING: 219 PARKING SPACES
- SERVED BY A CENTRAL AIR-COOLED CHILLER LOCATED ON THE ROOF
- AHU-1 AIR DISTRIBUTION SYSTEM
- PNEUMATIC HVAC SYSTEM
- ELECTRICAL - 277/480 VOLTS(V), 3 PHASE, 4 WIRE AND 1,600 AMPS

Located in Baltimore-Washington Corridor Industrial market, 1005 Brandon Shores Rd is situated in one of the most active submarkets in the Mid-Atlantic region.

The immediate Marley Neck/Brandon Shores area has historically been a secondary submarket in the greater Baltimore-Washington Corridor, however is experiencing a major boom due to the continued lack of supply in the overall market.

With vacancy rates of 4.7%, average asking rents of \$12.92 PSF NNN, and the lack of supply, 1005 Brandon Shores presents a fantastic opportunity as developers continue to aggressively pursue redevelopment through the region.



STRATEGICALLY LOCATED



I - 695:
3.1 MILES

MD - 100:
5.4 MILES

I-97:
7.9 MILES



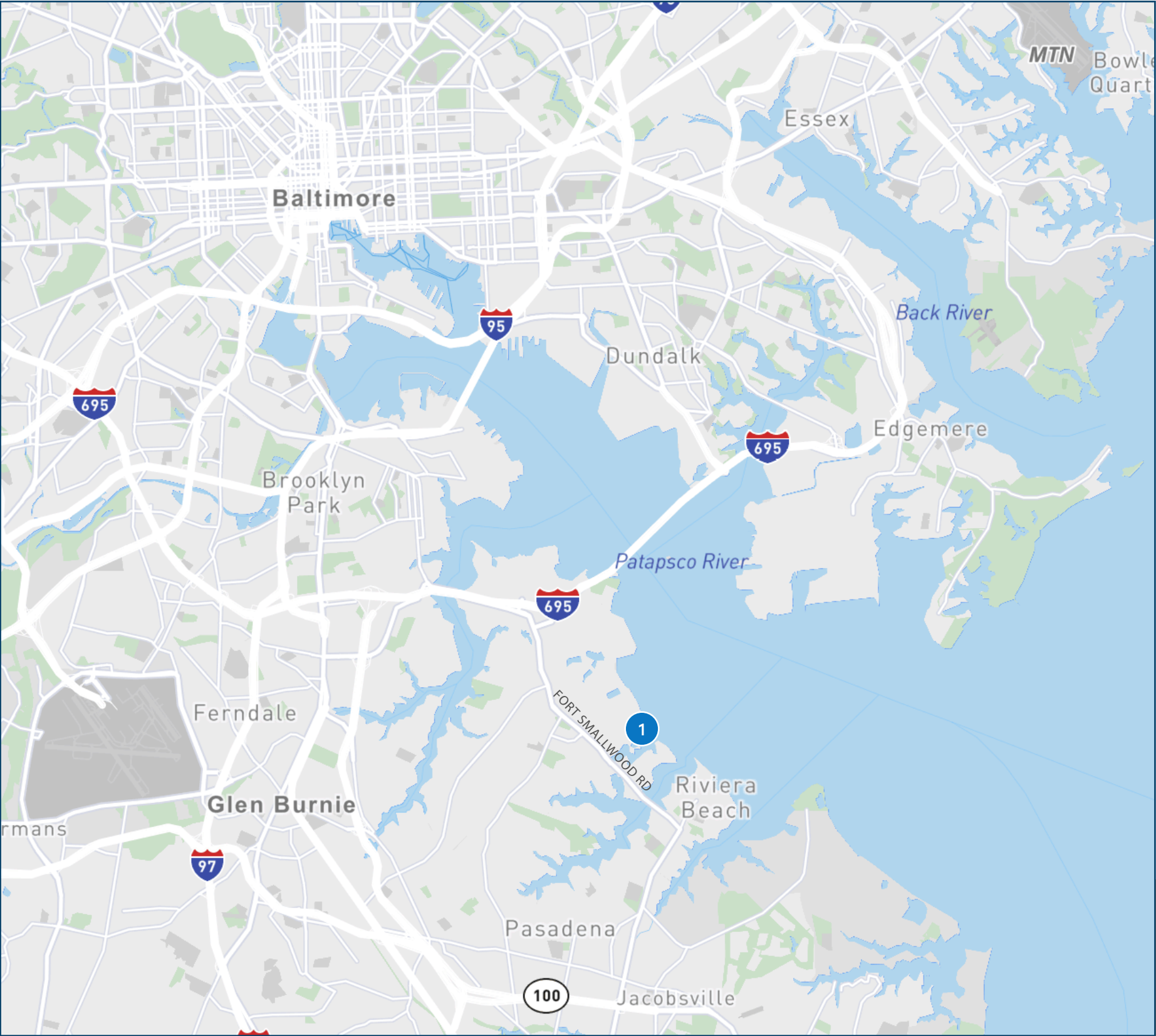
BWI:
12.3 MILES



PORT OF
BALTIMORE:
14.8 MILES



BALTIMORE
CITY:
14.7 MILES



CORPORATE NEIGHBORS



FOR SALE

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SHORES RD***
Baltimore, MD

CONTACT FOR MORE INFORMATION:

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