

AGM

COMMERCIAL REAL ESTATE ADVISORS

1020 W PRATT ST
BALTIMORE, MD 21223



Price: \$2,000,000

MICHAEL BENDER

C: 410.935.9408

E: mbender@agmcommercial.com

DOUGLAS KAUFMAN

C: 410-952-3290

E: dkaufman@agmcommercial.com

DAVID DOMBROWSKI

C: 443-413-8326

E: ddombrowski@agmcommercial.com

PROPERTY OVERVIEW

- **Size:** 43,371 SF plus another 13,000 SF in basement
- With Ceiling Heights up to 15' with loft style windows
- **Zoning:** IMU-1 (Industrial Mixed Use 1) which allows for a wide variety of uses including:
 - » Multifamily: (only 300 SF/dwelling unit)
 - » Residential Care Facility
 - » MiniWarehouse
 - » Office
 - » Light Industrial, and many more
- **Parking:** Up to 40 spaces included inside and on surface lots next door.
- **Incentive Zones:** Several economic incentive programs including Opportunity Zone, Federal Hubzone, Empowerment and One Maryland Zones.



MICHAEL BENDER
C: 410.935.9408

E: mbender@agmcommercial.com

DOUGLAS KAUFMAN
C: 410-952-3290

E: dkaufman@agmcommercial.com

DAVID DOMBROWSKI
C: 443-413-8326

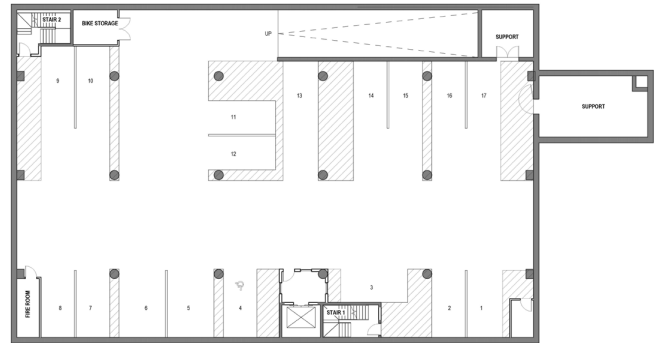
E: ddombrowski@agmcommercial.com

FLOOR PLANS

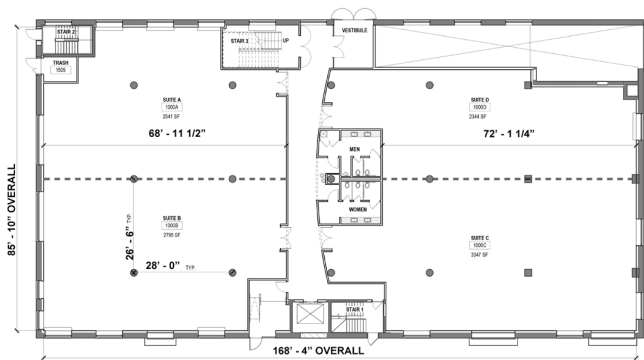
SURFACE PARKING PLAN



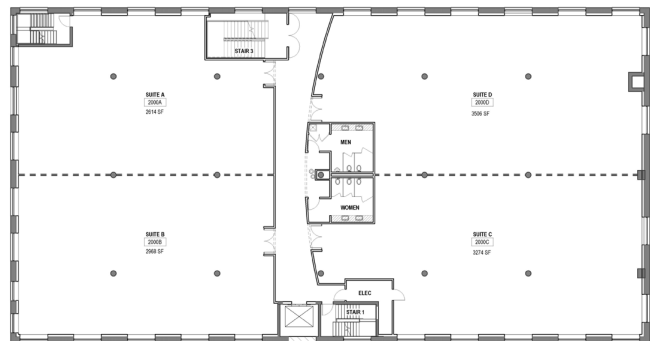
GARAGE PARKING PLAN



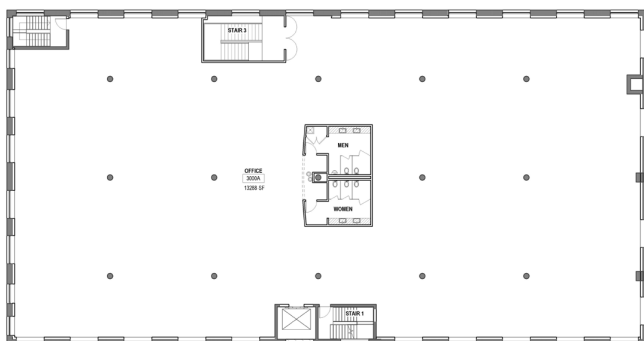
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



MICHAEL BENDER
C: 410.935.9408

E: mbender@agmcommercial.com

DOUGLAS KAUFMAN
C: 410-952-3290

E: dkaufman@agmcommercial.com

DAVID DOMBROWSKI
C: 443-413-8326

E: ddombrowski@agmcommercial.com

SITE PLAN



MICHAEL BENDER
C: 410.935.9408

E: mbender@agmcommercial.com

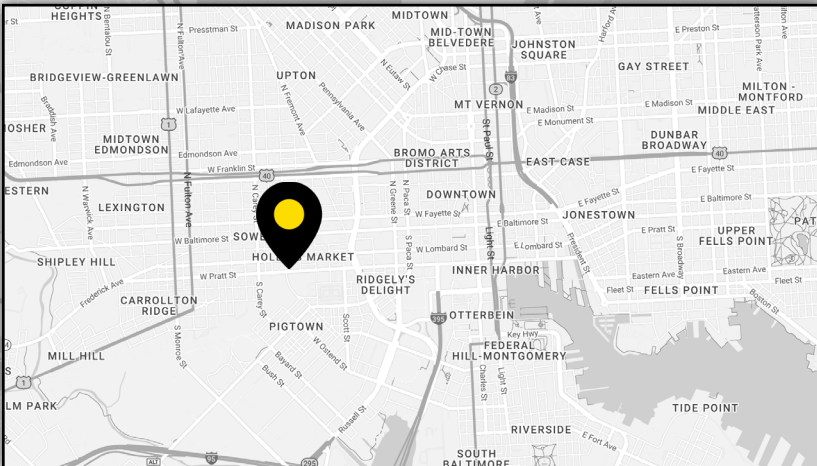
DOUGLAS KAUFMAN
C: 410-952-3290

E: dkaufman@agmcommercial.com

DAVID DOMBROWSKI
C: 443-413-8326

E: ddombrowski@agmcommercial.com

AMENITY MAP



Keyboard shortcuts | Map data ©2023 | Terms of Use | Report

MICHAEL BENDER
C: 410.935.9408

E: mbender@agmcommercial.com

DOUGLAS KAUFMAN
C: 410-952-3290

E: dkaufman@agmcommercial.com

DAVID DOMBROWSKI
C: 443-413-8326

E: ddombrowski@agmcommercial.com