



DMVREA.com

6411 Beckley St Baltimore, MD 21224

- Rare Lab + Office Space -
- Over 54,000 sqft Available -
- Extensive lab infrastructure including chemical and biological fume hoods -
- IL-2 4.56 acre campus with 170 parking spaces -
- 4000 amp electrical service, fully sprinklered, loading docks & controlled site access -

For Lease - Affordable Lab Space

Fort Holabird Industrial Park

Most Competitive Lease Rates in Baltimore

12 - General Industrial

59,000 SF Available of Functional Built out Lab/Office Space
High quality Functional Life Sciences Building

About Us



Plan. Execute. Win.

Over 50 years combined experience in selling, leasing and managing real estate in the DC, MD, and VA markets.

We Like to Win

At DMV Real Estate Advisors we take pride in our commitment to our clients.

Our focus is planning and executing investment real estate acquisition schedules for investors looking to grow their portfolio holdings as well as creating and executing **comprehensive plans** for the **sale, reinvestment and management of cash flowing assets**. Our target demographic includes investment minded individuals and businesses looking at growth opportunities and strategies for their portfolio.

We provide market insight, purchase opportunities, research data and purchase strategies for all different types of investors in order to inspire confidence and set **real** goals per market for our clients.

We have over 50 years of combined experience as well as unique and powerful connections in the DC market to deliver exceptional results for you and your team.

Buying, selling and managing real estate assets in our market has its nuance and we aim to educate on that nuance. We work with investors to educate, plan and win inside of our market.



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Investment Valuations

Fort Holabird Industrial Park

- GLA: 77,225 SF
- Acres: 4.56
- Stories: 3
- Typical Floor 27,833 SF
- Class: A
- Year Built: 1999
- Elevators: Two
- Docks: Two High Doors, 12' Clear height
- Opp. Zone: ✓
- Back Up Generator: ✓
- Break/Lunch Rooms/Cafeterias
- Lots of natural Light throughout
- Inviting contemporary atrium at entrance

Lab Space Details

- Floor 1: 30% of gla Lab Space
- Floor 2: 70% of gla Lab Space
- Floor 3: 70% of gla Lab Space
- 10/11 labs per Floor (Floors 2-3)
- Office Spaces and Scientist Workstations on each floor
- Nitrogen, Gas Supply and Fluid Connections
- Fume Hoods
- Ventilation System in all Lab Spaces
- Secure temperature and humidity controlled Storage/Service Rooms
- Monitoring Room +Workspaces separate from research area.
- Storage Rooms

I-2 Applicable Uses

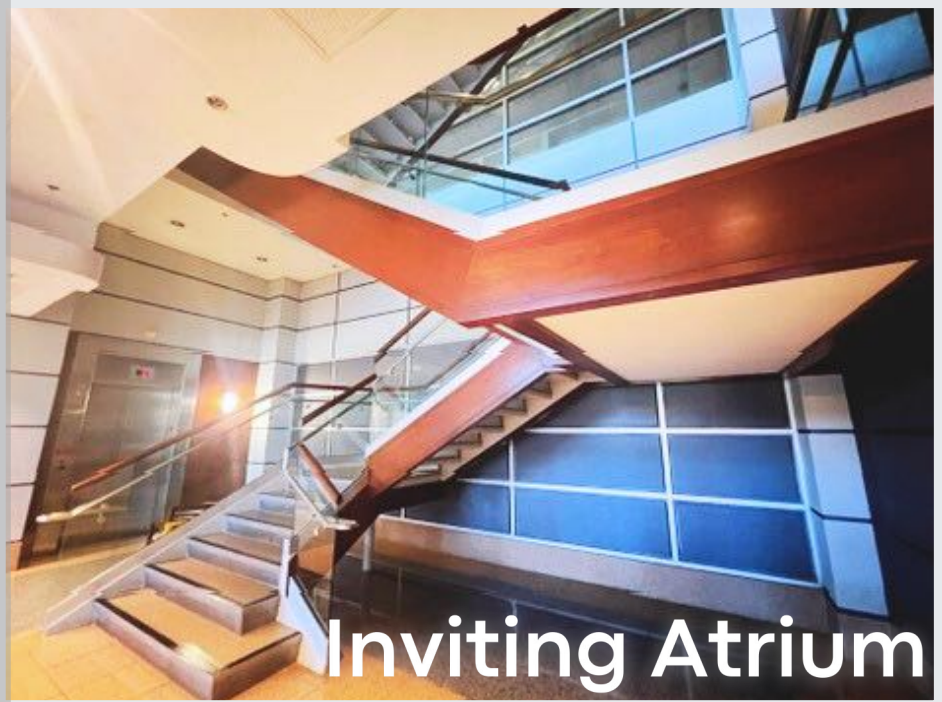
- Manufacturing
- Distribution
- Warehousing
- Open storage
- Bio-manufacturing



I-2 - General Industrial Zoning. Manufacturing, fabricating, processing, wholesale distributing and warehousing. Commercial uses and open storage allowed.



~30K SF Available
Outdoor Storage For Lease



Inviting Atrium



20+ Functional Labs



Modern Systems

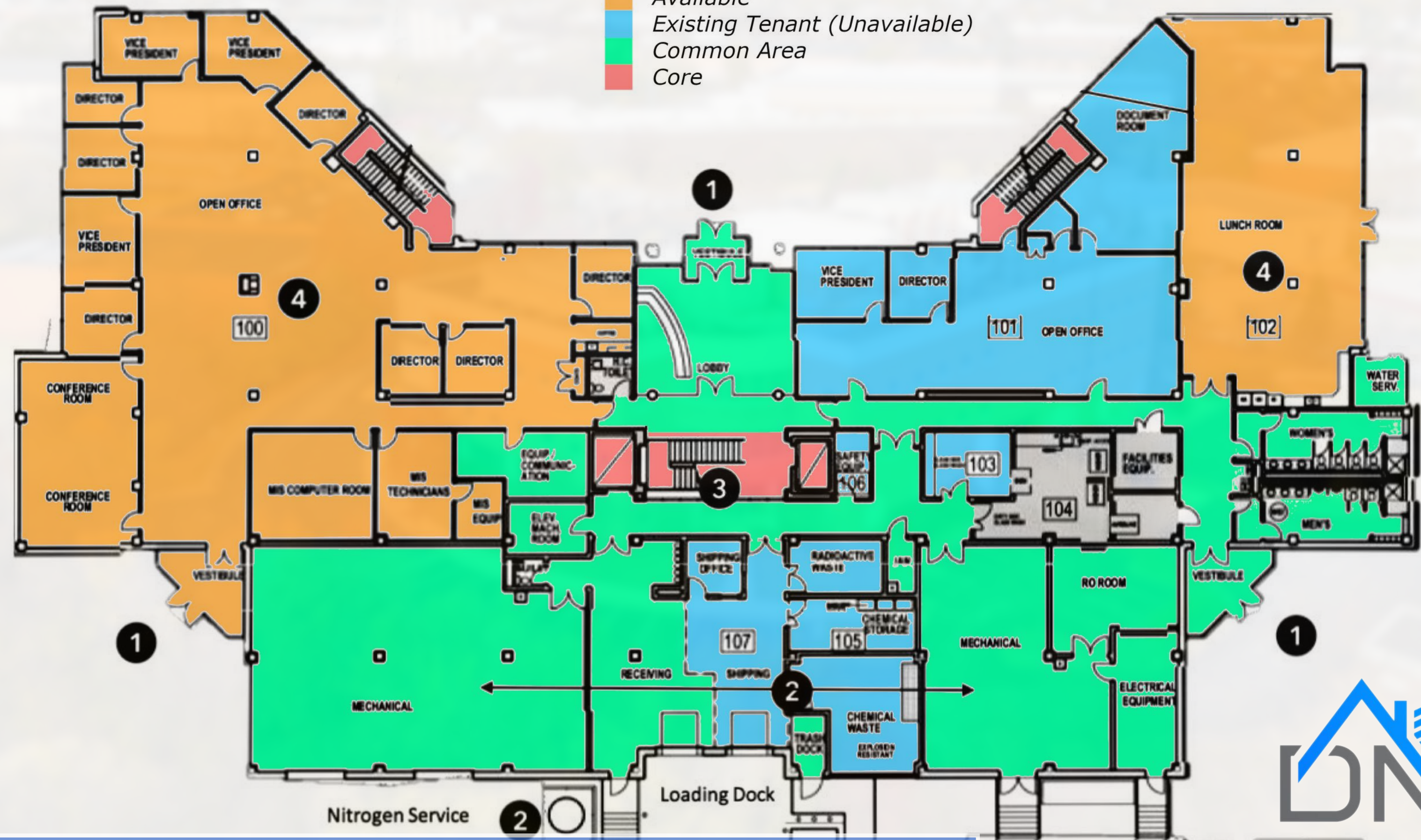
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First Floor

First Floor 27,339 SF

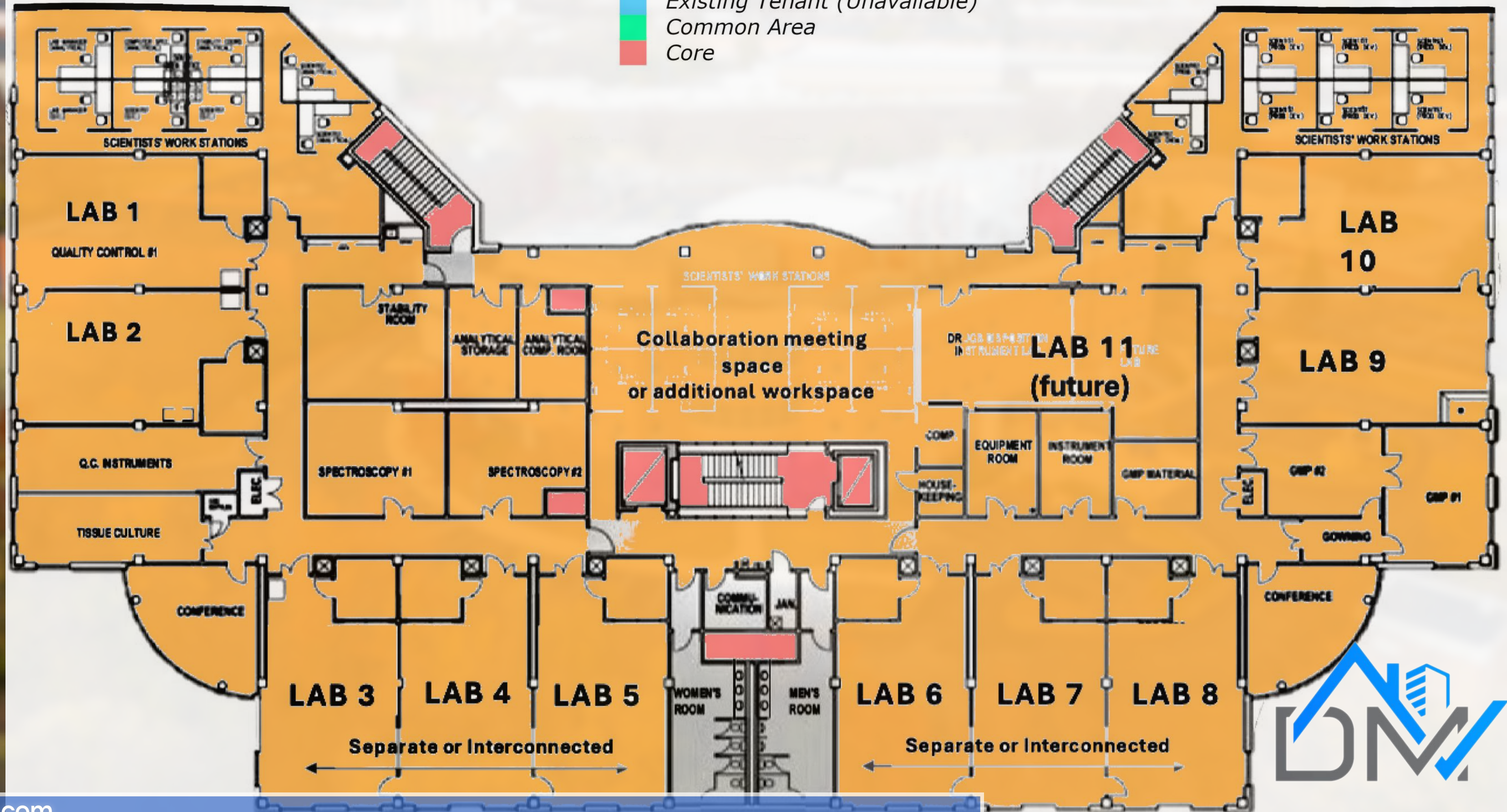
- Available
- Existing Tenant (Unavailable)
- Common Area
- Core



Second Floor

Second Floor 27,339 SF

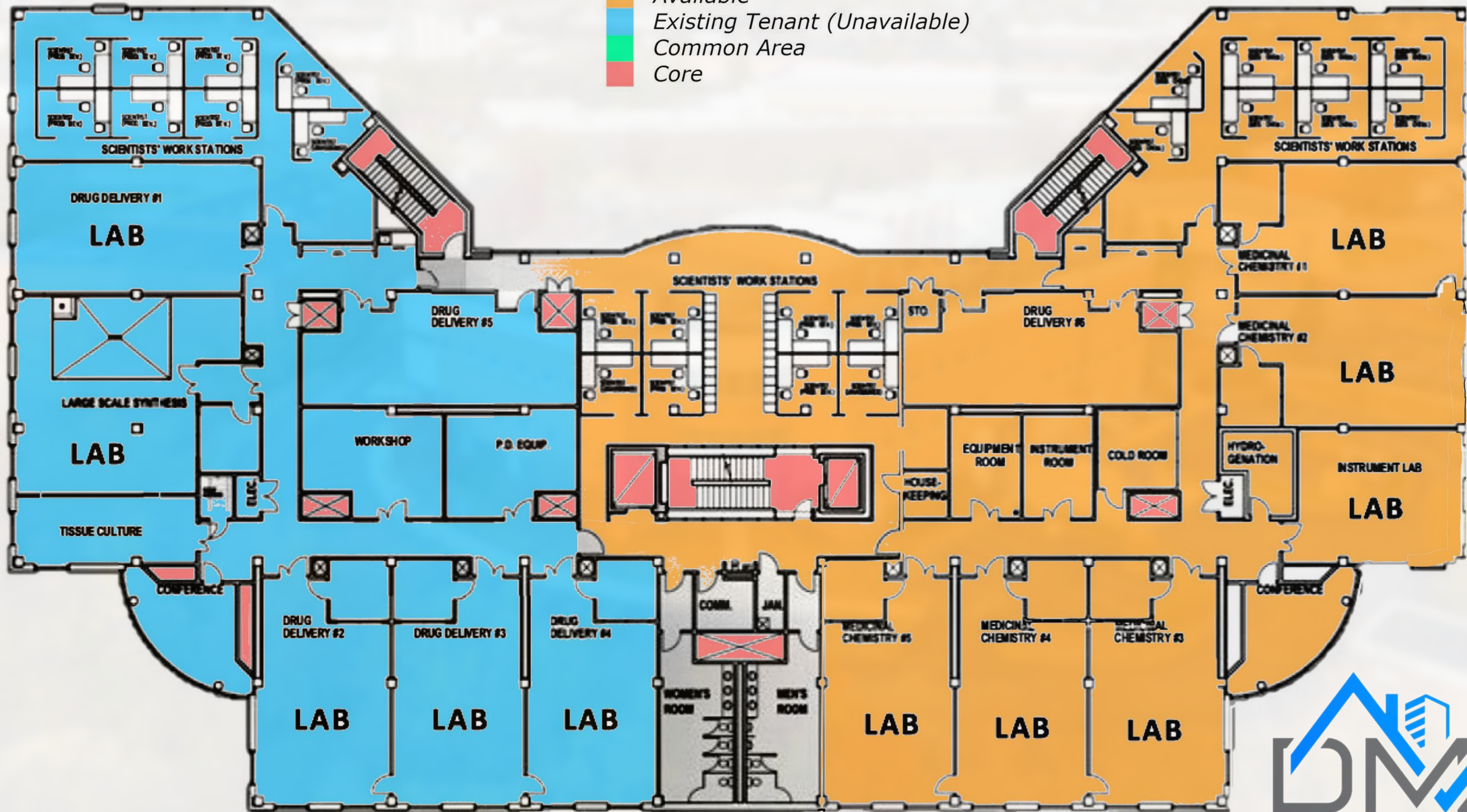
- Available
- Existing Tenant (Unavailable)
- Common Area
- Core



Third Floor

Third Floor 27,339 SF

- Available
- Existing Tenant (Unavailable)
- Common Area
- Core



Docks



Disclaimer

DMV Real Estate Advisors has been engaged by ownership as the exclusive broker for the sale of this property. This offering memorandum does not constitute a representation that the business or affairs of the property or ownership since the date of preparation of this offering memorandum have remained the same. Analysis and verification of the information contained in this offering memorandum are the sole responsibility of the prospective purchaser. Broker has not made any investigation and makes no warranty or representation with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the property. An opportunity to inspect the property will be made available upon written request of interested and qualified prospective purchasers at the broker's sole discretion.

Ownership and broker each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the property, and/or to terminate discussions with any party at any time with or without notice. Ownership reserves the right to change the timing and procedures of the offering process at any time in ownership's sole discretion. Ownership shall have no legal commitment or obligations to any party reviewing this offering memorandum, unless and until a written agreement for the purchase of the property has been fully executed. The information contained in this offering memorandum is proprietary to broker and ownership and shall be kept strictly confidential. This offering memorandum is intended to be reviewed only by the party receiving it from broker and ownership and it should not be made available to any other person or entity without the prior written consent of broker or ownership. By taking possession of and reviewing this offering memorandum the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that it will not photocopy or duplicate any part of this offering memorandum.

RE/MAX

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