



DMVREA.com

5301 Andard Ave Curtis Bay, MD 21226

Map	Grid	Parcel	Neighborhood	Subdivision	Section	Block	Lot
025	0000	0000	25000.03	0000	09	7386H	002
				LIBER	FOLIO	ACCT NO.	
				25565	199	5-09-7386H-002.	

21.09 Acres

Exclusively Offered at \$19,000,000

Zoned - **MI** - Maritime Industrial

Rare 21.09 Acre Lot (918,680.4 sqft)
4.29 Acres in Patapsco River with Deep Water Access

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.



David Adebayo,
Founder - DMV Rea
Broker

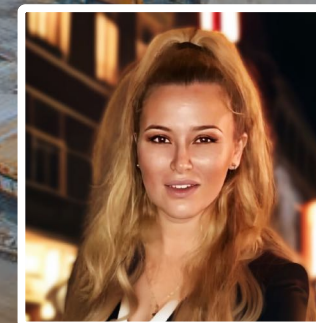
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Real Estate Agent,
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Management



Marina Gitas, CPA
Real Estate Agent,
Investment Valuations

Area Sites



Dundalk Terminal

Fairfield Automobile Terminal

Seagirt Marine Terminal, Port of Baltimore

S.H Bell Company

Harbor Logistics

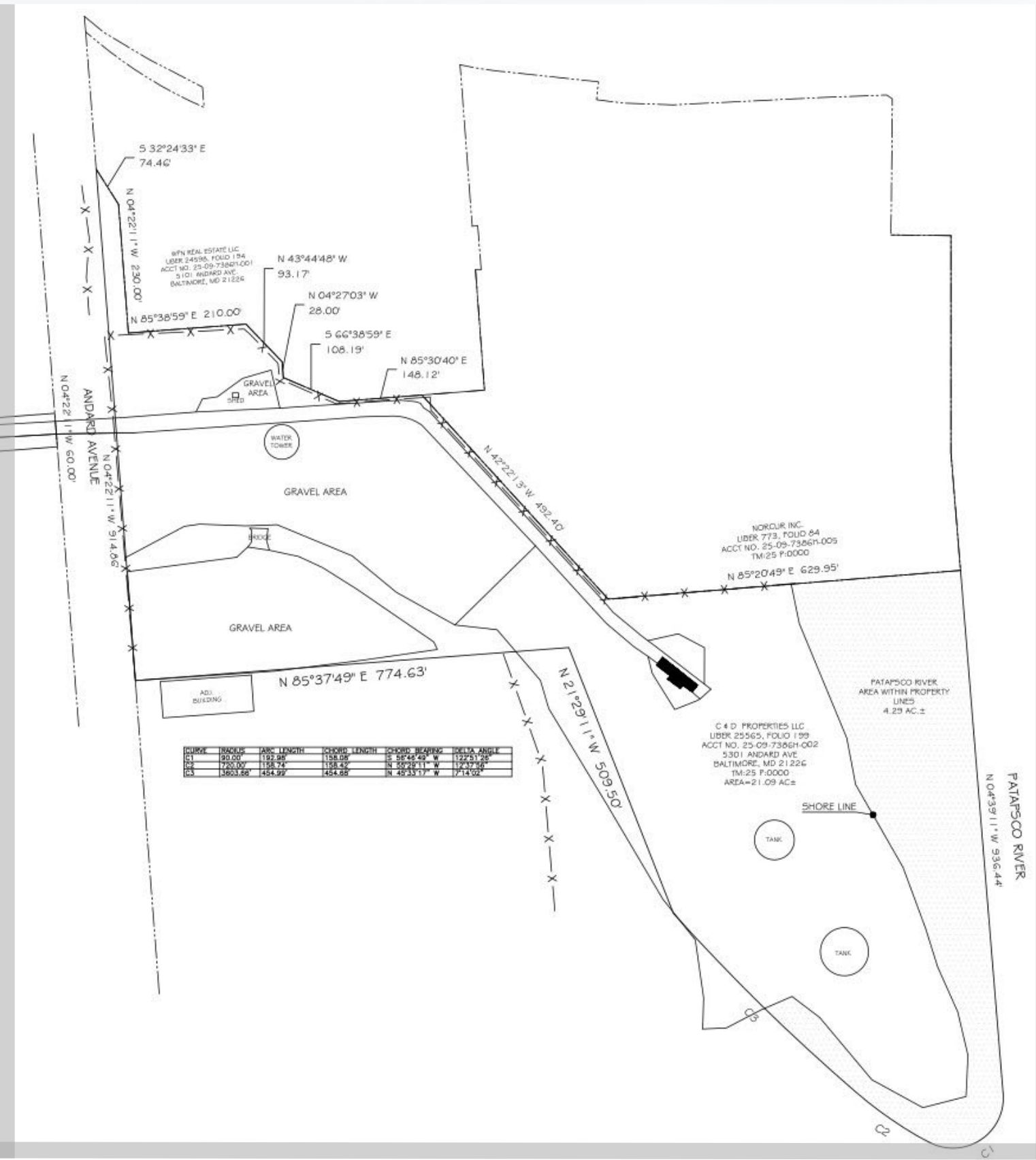
CSX

Southside Logistics Center

SUBJECT SITE

Lot Details

Details



- Zoned MI - Maritime Industrial
- Site being leased month to month to various tenants
- Can be delivered almost vacant
- One year remaining with bridge builder sub contractor
- Ideal time as an acquisition for owner occupant or development

Maritime Industrial Uses

Maritime Industrial Zoning. Preserves deep water frontage of the Port of Baltimore for maritime use. Maritime shipping can be conducted without the intrusion of non-industrial uses.

Permitted and Conditional Permitted Uses

- Alternative Energy System: Community-Based
- Boat Manufacturing, Repair, and Sales
- Day-Care Center: Adult or Child
- Educational Facility: Commercial-Vocational
- Electric Substation: Enclosed or Indoor
- Electric Substation: Outdoor
- Freight Terminal
- Government Facility
- Industrial Boat Repair Facility
- Industrial: General
- Industrial: Maritime-Dependent
- Lodge or Social Club
- Marine Terminal
- Office
- Outdoor Storage Yard
- Parking Garage (Principal Use)
- Parking Lot (Principal Use)
- Passenger Terminal
- Research and Development Facility
- Shipyard
- Telecommunications Facility
- Utilities
- Warehouse
- Wireless Communications Services
- Water-freight Terminal



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Additional Aerial Photos



Additional Aerial Photos



Additional Aerial Photos



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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