

24,625 SF ± RETAIL/ WAREHOUSE

100% LEASED TO NAPA AUTO PARTS

OFFERING  **MEMORANDUM**

1010 W. NORTH AVENUE
BALTIMORE, MARYLAND 21217

 **FOR
SALE**



VISIT PROPERTY PAGE FOR MORE INFORMATION. 

EXECUTIVE SUMMARY

1010 W. NORTH AVENUE

BALTIMORE, MARYLAND 21217

100%
LEASED TO



GENUINE PARTS COMPANY



AUTO PARTS



BUILDING SIZE:

24,625 SF ±



LOT SIZE:

0.46 ACRES ±



YEAR BUILT:

1965



LOADING:

2 DRIVE-INS (AT GRADE)



ZONING:

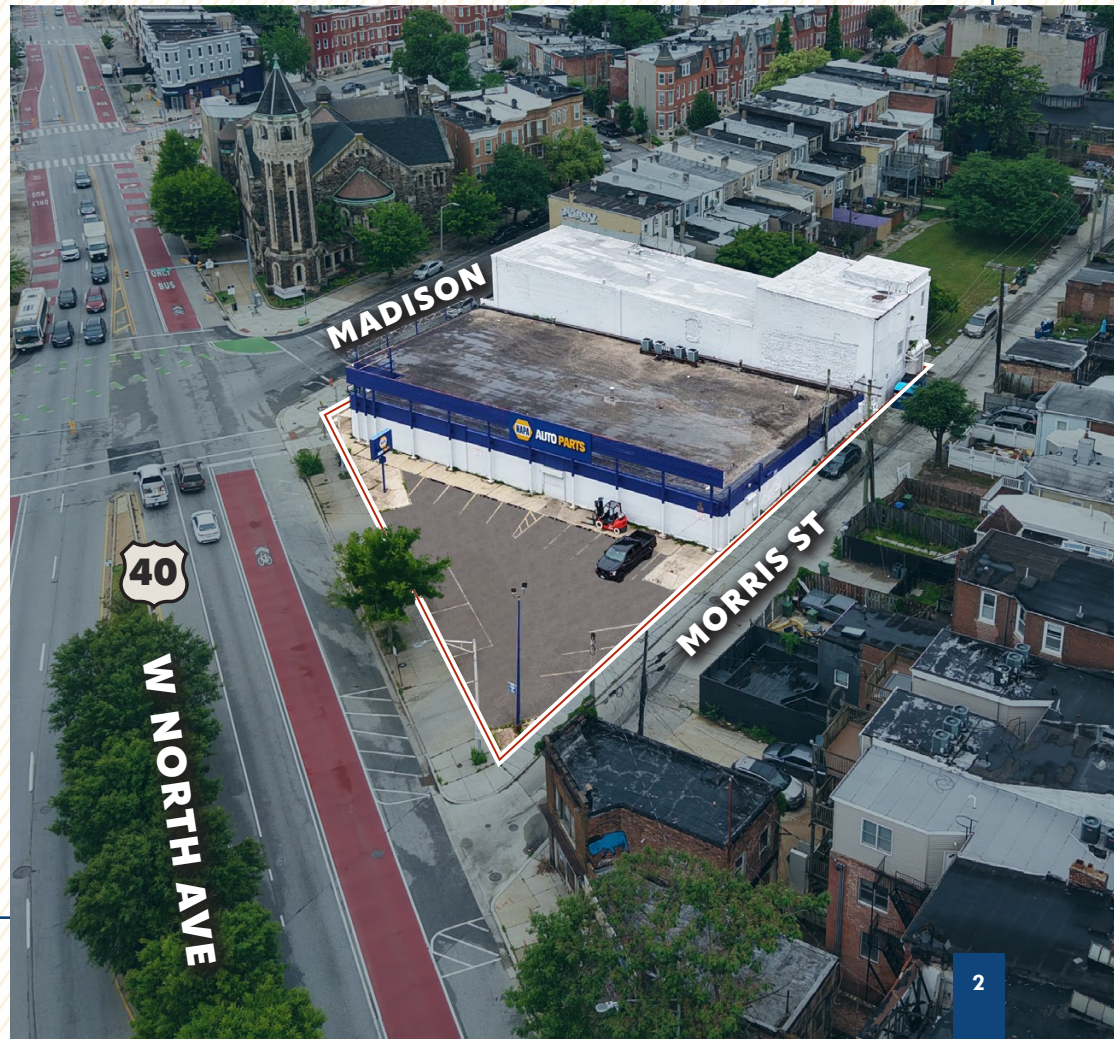
C-2 (COMMUNITY COMMERCIAL DIST.)
BALTIMORE CITY, MD



SALE PRICE:

NEGOTIABLE

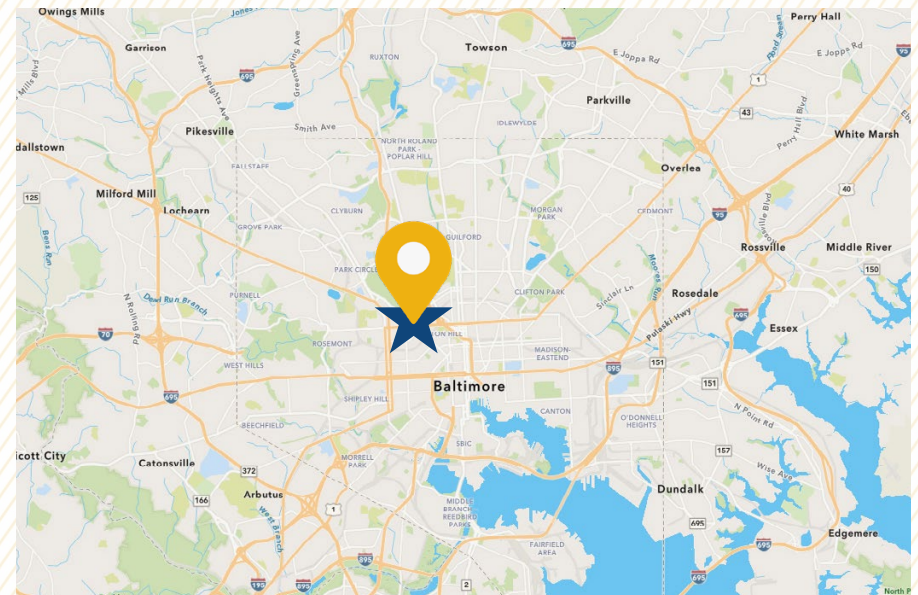
MacKenzie Commercial Real Estate Services, LLC exclusively represents the ownership with the sale of 1010 W. North Avenue in Baltimore, Maryland.



1010 W. NORTH AVENUE

PROPERTY HIGHLIGHTS

- 24,625 SF ± retail/warehouse building on .46 acres ±
- 100% leased to Genuine Parts Company (a subsidiary of NAPA Auto Parts and a long-term AAA Credit Tenant with 3 years of lease term left and an additional 5-year renewal option thereafter)
- Highly visible location fronting Route 40/W. North Avenue (180 ft. ±)
- Easy access to I-83
- Convenient to Downtown Baltimore and the Port of Baltimore
- Located in a Federal Opportunity Zone



1010 W. NORTH AVENUE

PROPERTY SPECS

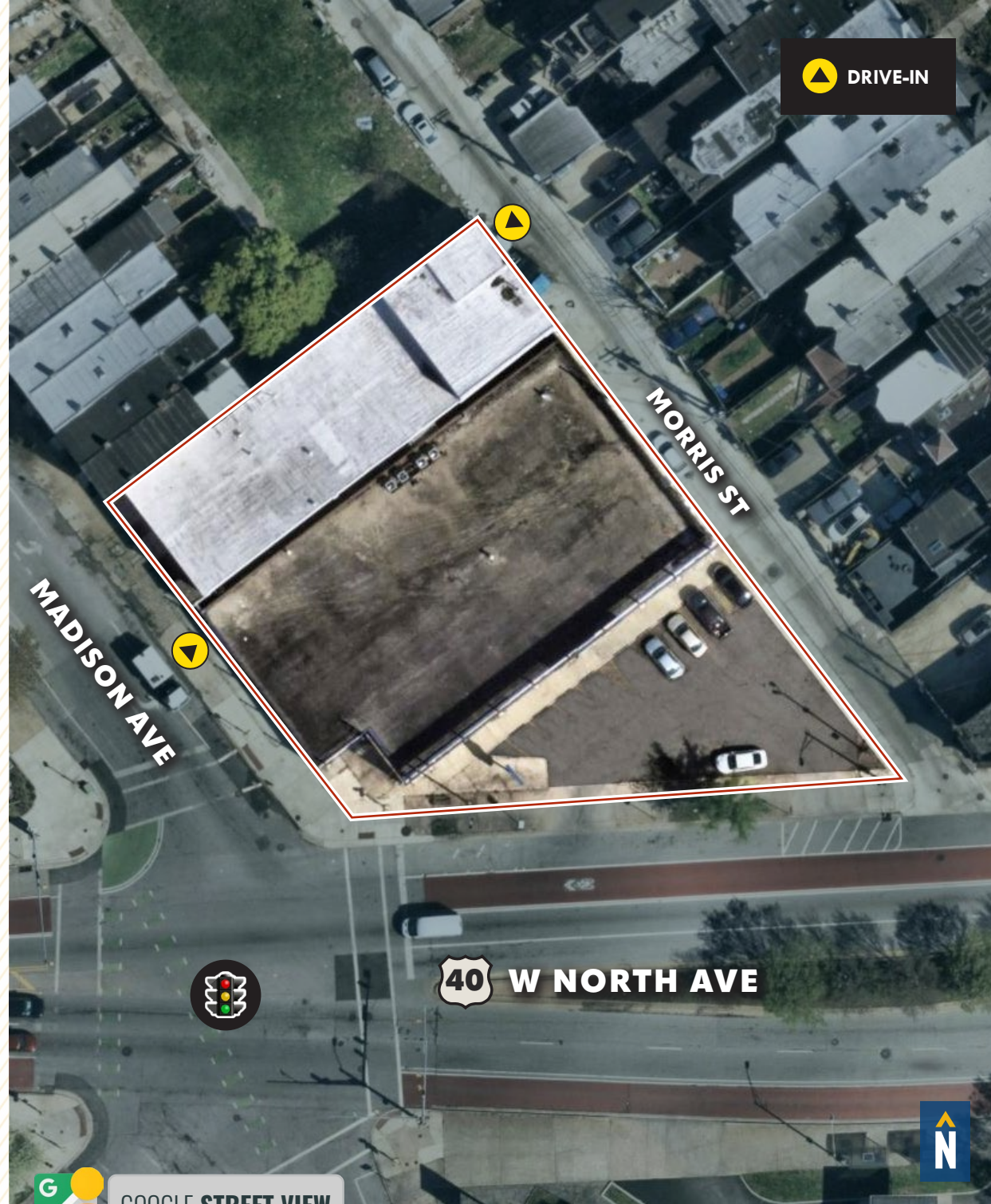
Address:	1010 W. North Avenue Baltimore, MD 21217
Parcel ID:	0313083424-101
Site Size:	0.46 Acres ±
Building Size:	24,625 SF ±
Year Built:	1965
Construction:	Masonry
Loading:	2 Drive-Ins (at grade)
Parking:	14 Surface Spaces
Utilities	Public water, sewer, and natural gas

Zoning:

C-2 (Community Commercial District)

Baltimore City, MD

The C-2 Community Commercial Zoning District is intended for areas of small to medium scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles. The C-2 District standards are crafted to: 1) ensure compatibility among neighboring residential, commercial, and entertainment uses; 2) maintain the proper scale of commercial use; and 3) maintain a balance between high traffic volume and pedestrian circulation.



PLAT



GENERAL NOTES:

- CURRENT TITLE REFERENCE:
PARCEL: 307, 4, 9844 AC.
OWNER: K & G PROPERTIES, LLC.
DEED REFERENCE: L 4061, F. 585
DATE: JULY 20, 2004
GRANTOR: BARBARA A. HOICK, PERSONAL REPRESENTATIVE OF THE ESTATE OF NAOMI L. ARNOLD
- PARCEL: 183, 0, 2811 AC.
OWNER: K & G PROPERTIES, LLC.
DEED REFERENCE: L 7261, F. 58
DATE: MARCH 12, 2018
GRANTOR: KENNETH D. & SANDRA E. CROUSE
NO GRADING, FILLING, OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
- ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION. NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
- WATER AND SEWERAGE FACILITIES:
COUNTY MASTER PLAN FOR WATER AND SEWERAGE WATER: W-1 EXISTING/W-7 NO PLANNED SERVICE
SEWER: S-1 EXISTING/S-7 NO PLANNED SERVICE
PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
- ANY AREA IDENTIFIED AS DRAINAGE AND UTILITY EASEMENT FOR THE CITY OF WESTMINSTER IS TO BE GRANTED TO THE CITY OF WESTMINSTER BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HERewith.
- NO BUILDING PERMIT SHALL BE ISSUED FOR AN INDIVIDUAL LOT UNTIL A SITE PLAN HAS BEEN APPROVED BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION.
- AN EXISTING STORMWATER MANAGEMENT DEED OF EASEMENT AND MAINTENANCE AGREEMENT FOR EXISTING STORMWATER MANAGEMENT STRUCTURES ON LOTS 1 AND 2 HAS BEEN RECORDED ON DECEMBER 22, 2017 AS L 8908, F. 369.
- THE AREA IDENTIFIED AS PRIVATE DRAINAGE AND UTILITY EASEMENT FOR LOT 1 IS INTENDED TO BE DEEDED SIMULTANEOUSLY HERewith.
- THE AREA IDENTIFIED AS PRIVATE DRAINAGE AND UTILITY EASEMENT FOR LOTS 1 & 2 IS INTENDED TO BE DEEDED SIMULTANEOUSLY HERewith.
- THE AREA IDENTIFIED AS INGRESS/EGRESS EASEMENT FOR LOTS 1 & 2 IS TO BE DEEDED SIMULTANEOUSLY HERewith.
- THE AREA IDENTIFIED AS SIGN EASEMENT FOR LOT 2 IS INTENDED TO BE DEEDED SIMULTANEOUSLY HERewith.
- MBL - MINIMUM BUILDING LINE
- ZONING: BUSINESS (B)
- AT THE TIME OF PLAT APPROVAL, LOT 1, AS SHOWN HEREON, IS UNIMPROVED AND NO SITE DEVELOPMENT PLAN HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL. AT SUCH TIME IN THE FUTURE THAT A SITE DEVELOPMENT PLAN FOR SPECIFIC IMPROVEMENTS TO LOT 1 IS SUBMITTED FOR REVIEW AND APPROVAL SAID SITE DEVELOPMENT PLAN MUST COMPLY WITH ALL APPLICABLE PROVISIONS OF STATE AND LOCAL LAWS INCLUDING THE CODE OF THE CITY OF WESTMINSTER AND WILL INCLUDE INFORMATION REQUIRED BY CITY CODE § 164-198A AND § 164-198B AS MAY BE MODIFIED FROM TIME TO TIME.
- A WATER & SEWER ALLOCATION APPLICATION FOR LOT 1 WAS APPROVED ON MAY 24, 2019 PERMITTING A COMMERCIAL USE OF 600 GPD. THE PROPERTY IS SUBJECT TO THE CITY'S WATER ALLOCATION POLICY, AS IT IS CONSTITUTED AT THE TIME OF SITE PLAN APPROVAL.

COORDINATES:

Point No.	Northing	Easting
PL1	687478.1353	1323470.7537
PL2	687634.1794	1323275.3023
PL3	687790.8757	1323061.5177
PL4	688151.6417	1323524.9208
PL5	687996.7757	1323519.1289
PL6	687831.9271	1323725.8585
PL7	687933.2448	1323302.2785
PL8	687201.1428	1323286.3775



LEGEND:

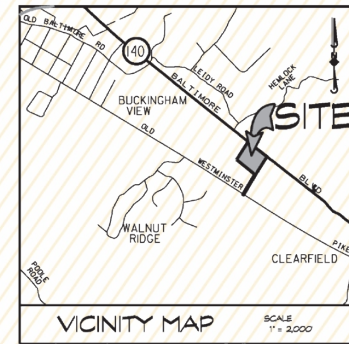
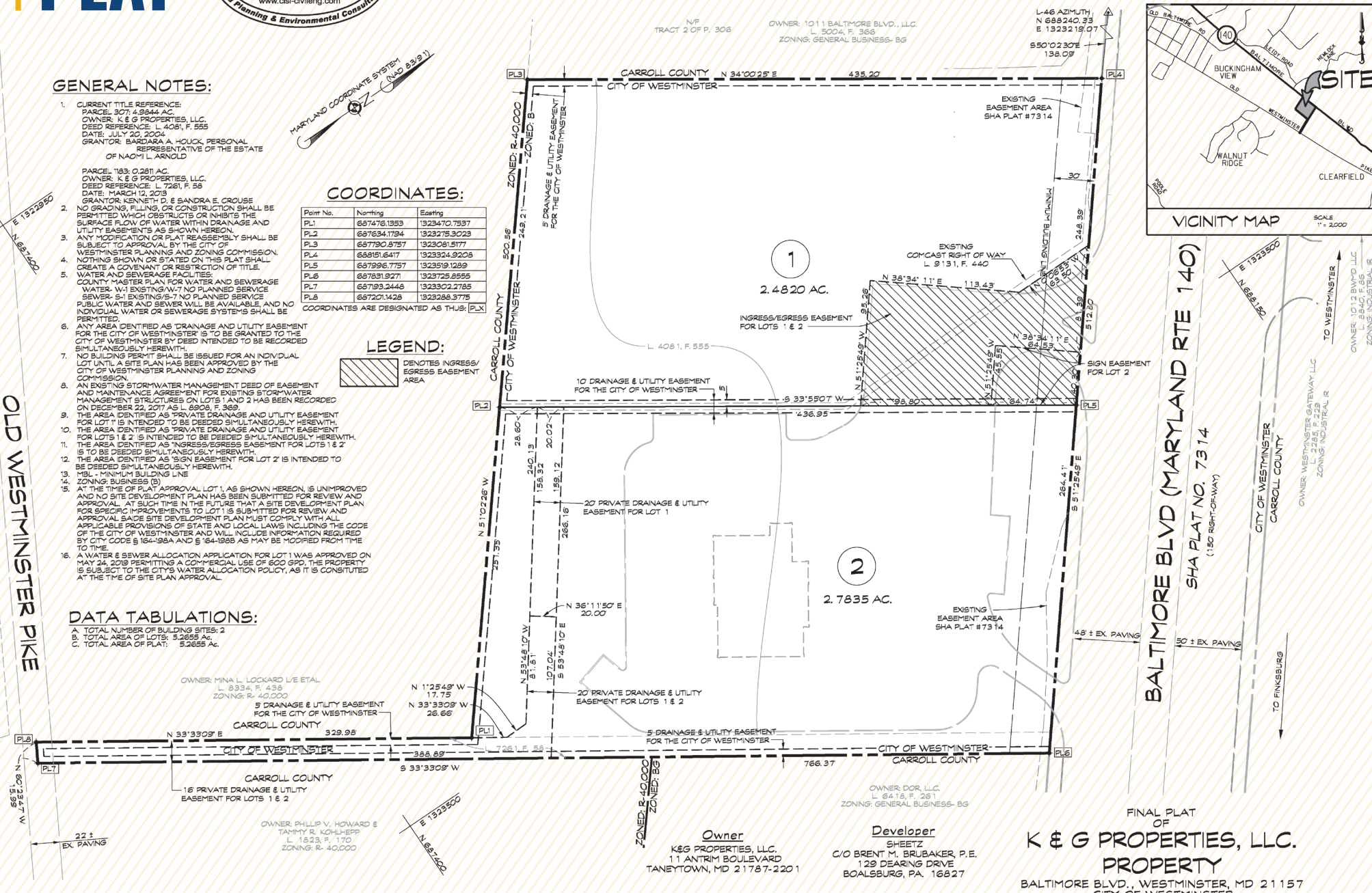


DATA TABULATIONS:

- TOTAL NUMBER OF BUILDING SITES: 2
- TOTAL AREA OF LOTS: 5.2655 AC.
- TOTAL AREA OF PLAT: 5.2655 AC.

OLD WESTMINSTER PIKE

OWNER: DOUGLAS C. WOLFE, MICHAEL B. & CONNIE J. LEGORE
HOMERIDGE ASSOCIATION
ZONING: R-40,000



Owner
K & G PROPERTIES, LLC.
11 ANTRIM BOULEVARD
TANETOWN, MD 21787-2201

Developer
SHEETZ
C/O BRENT M. BRUBAKER, P.E.
129 DEARING DRIVE
BOALSBURG, PA. 16827

FINAL PLAT OF
K & G PROPERTIES, LLC.
PROPERTY
BALTIMORE BLVD., WESTMINSTER, MD 21157
CITY OF WESTMINSTER
7th Election District Carroll County, Maryland



GENUINE PARTS COMPANY

SIZE:

24,625 SF ±

LEASE EXP.:

6/30/2029

TENANT OVERVIEW

Genuine Parts Company (NYSE: GPC) is a leading global service provider and distributor of automotive and industrial replacement parts and value-added solutions. Founded in 1928 and headquartered in Atlanta, Georgia, GPC has grown into the largest automotive aftermarket network in the world.

The company operates a massive distribution footprint across 17 countries in North America, Europe, and Australasia, encompassing over 10,800 locations and supported by a global workforce of more than 65,000 employees.

GPC structures its business operations into two primary commercial segments:

1. AUTOMOTIVE PARTS GROUP

This segment focuses on the distribution of replacement parts, accessories, and maintenance items for specialized vehicle types and everyday consumer automobiles. It captures a dominant market share globally through several powerhouse regional subsidiaries and banner brands:

- **NAPA Auto Parts:** GPC's flagship network across the United States, representing the foundation of its global aftermarket retail and commercial distribution business.
- **UAP:** The company's prominent automotive parts distribution footprint in Canada.
- **Alliance Automotive Group:** Serves as a leading distributor of passenger and commercial vehicle parts across major European markets.
- **GPC Asia Pacific:** Manages automotive parts distribution and trade networks throughout Australia and New Zealand.

2. INDUSTRIAL PARTS GROUP

Acquired by GPC in 1976, this segment supplies industrial replacement parts and value-added engineering solutions to a wide range of MRO (Maintenance, Repair, and Operations) and OEM (Original Equipment Manufacturer) commercial clients.

- **Motion (formerly Motion Industries):** A dominant industrial distributor in North America supplying bearings, mechanical power transmissions, pneumatics, hydraulics, and automation components to manufacturing, logistics, and processing facilities.
- **Motion Asia Pacific:** Extends the company's industrial distribution capabilities and supply chain footprint into the Australasian market.



RENT SCHEDULE

1ST EXTENSION LEASE TERM

Time Period: 84 Months		Approx. Annual Base Rent PSF	Monthly Base Rent	Annual Base Rent
7/1/2024	6/31/2025	\$4.90	\$10,062.00	\$120,744.00
7/1/2025	6/31/2026	\$5.05	\$10,364.00	\$124,368.00
7/1/2026	6/31/2027	\$5.20	\$10,675.00	\$128,100.00
7/1/2027	6/31/2028	\$5.36	\$10,995.00	\$131,940.00
7/1/2028	6/31/2029	\$5.52	\$11,325.00	\$135,900.00

2ND EXTENSION LEASE TERM (NOT YET EXERCISED)

Time Period: 84 Months		Approx. Annual Base Rent PSF	Monthly Base Rent	Annual Base Rent
7/1/2029	6/31/2030	\$5.79	\$11,891.00	\$142,692.00
7/1/2030	6/31/2031	\$5.97	\$12,248.00	\$146,976.00
7/1/2031	6/31/2032	\$6.15	\$12,615.00	\$151,380.00
7/1/2032	6/31/2033	\$6.33	\$12,994.00	\$155,928.00
7/1/2033	6/31/2034	\$6.52	\$13,384.00	\$160,608.00



LOCAL BIRDSEYE

BALTIMORE

MAYOR'S OFFICE OF EMPLOYMENT DEV.



W NORTH AVE

MORRIS ST

MADISON AVE



1010 W. NORTH AVENUE



TRADE AREA

83 INTERSTATE
1.4 MILES
4 MIN. DRIVE

40 ROUTE
1.6 MILES
5 MIN. DRIVE

95 INTERSTATE
3.8 MILES
9 MIN. DRIVE

POINT OF BALTIMORE
1706
Helen Delich Beutler
7.0 MILES
16 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

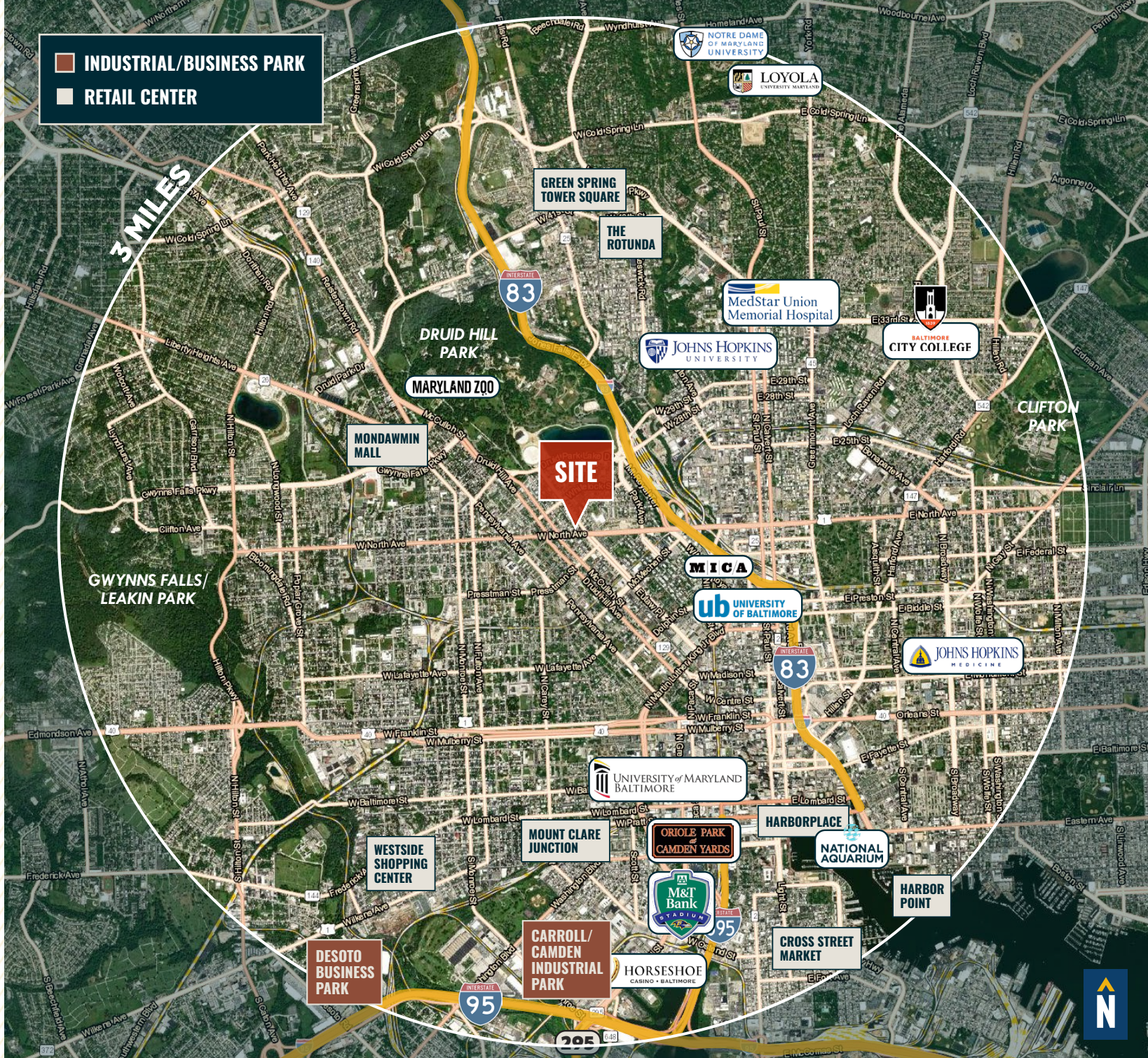
BWI
BALTIMORE/WASHINGTON INTERNATIONAL
Thurgood Marshall
10.9 MILES
16 MIN. DRIVE

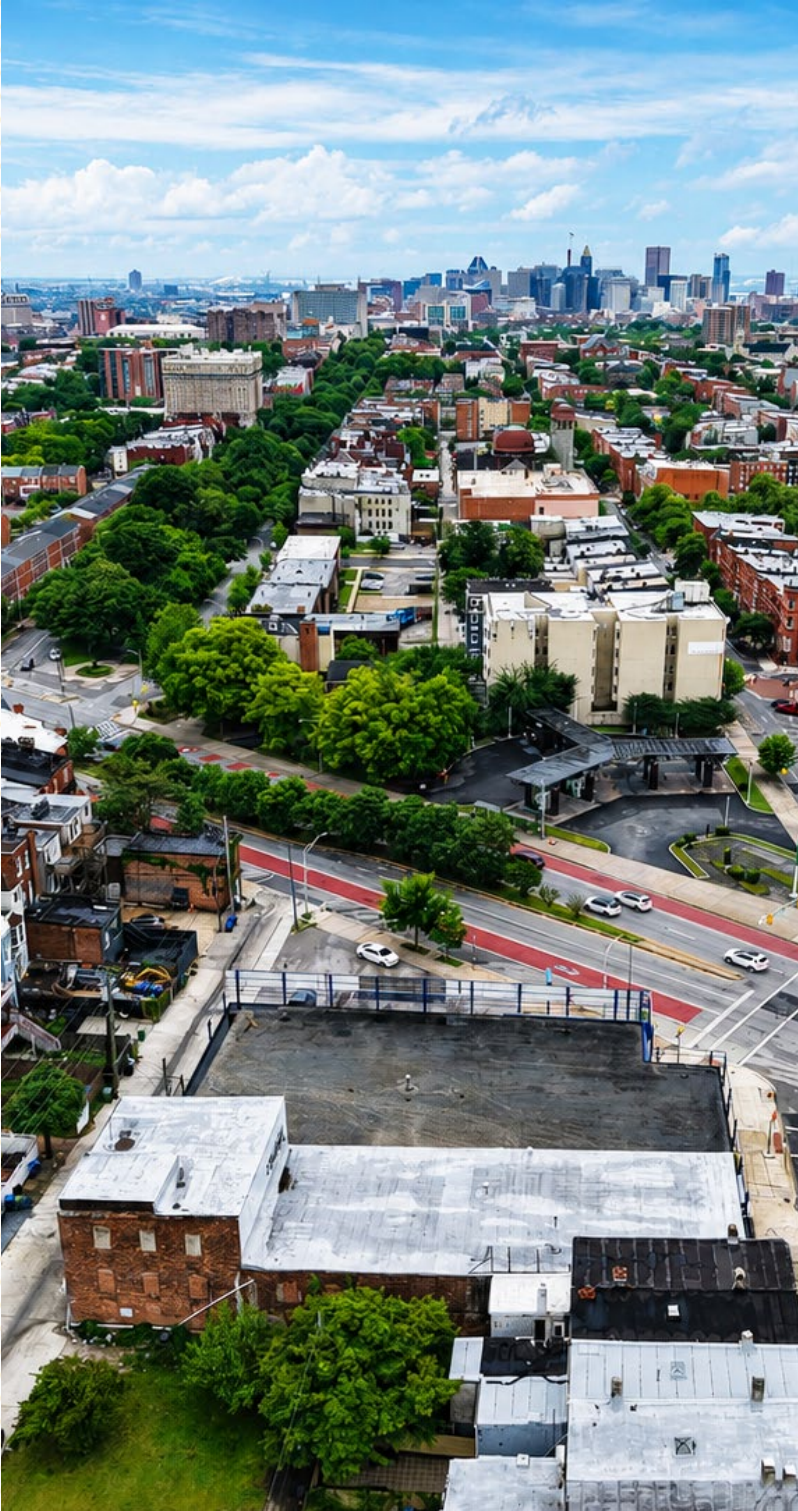
BALTIMORE, MD 2.9 MILES
7 MIN.

WASHINGTON, DC 39.7 MILES
50 MIN.

PHILADELPHIA, PA 107.0 MILES
1 HR. 40 MIN.

RICHMOND, VA 155.0 MILES
2 HRS. 30 MIN.





STRATEGIC LOCATION

An investment in a retail/warehouse hybrid asset at 1010 W. North Avenue offers a compelling mix of immediate logistical utility and long-term macro tailwinds. Located in the heart of West Baltimore's commercial corridor, the strategic value of this location breaks down into four core advantages:

EXCEPTIONAL LOGISTICAL & TRANSIT CONNECTIVITY

The property sits just blocks from the I-83 (Jones Falls Expressway) entrance ramp, providing a direct logistical pipeline to Downtown Baltimore, I-95, and northern submarkets like Towson and Hunt Valley. Positioned directly on West North Avenue, this primary east-west commercial thoroughfare captures heavy daily vehicle counts and offers prominent building signage opportunities. Additionally, the site is steps away from the Penn-North Metro Subway Station and multiple high-frequency bus lines, creating an unmatched transit connectivity that ensures a reliable pool of labor for fulfillment, service, or retail operations.

STATE-BACKED ECONOMIC & REVITALIZATION TAILWINDS

The property falls squarely within the jurisdiction of the West North Avenue Development Authority (WNADA). This state-backed authority is actively executing a comprehensive neighborhood revitalization plan backed by capital funds from the Maryland General Assembly, which often translates to enhanced public infrastructure, neighborhood security improvements, and potential access to specific grants, tax credits, or economic development incentives. Furthermore, the asset is positioned along the direct corridor linking the property to Coppin State University and the Mondawmin node, anchoring the area's long-term commercial stability and driving continuous public-private investment.

HIGH-DEMAND URBAN "FLEX" FUNCTIONALITY

Central Baltimore City has a structural shortage of modern, functional warehouse space attached to a dedicated retail storefront or showroom. The asset's footprint, historically utilized for automotive retail and distribution, is perfectly configured for highly defensible, e-commerce-resistant modern uses. Ideal tenant profiles for this space include last-mile urban distribution, localized e-commerce fulfillment, contractor, electrical, or plumbing supply showrooms requiring rear inventory storage, and fleet management, utility services, or automotive parts distribution.

STRATEGIC MICRO-MARKET POSITIONING

1010 W. North Avenue acts as a bridge between the historic, stabilizing residential density of Reservoir Hill and Bolton Hill to the east, and major urban renewal initiatives to the west. Because of its urban location and flexible commercial layout, the property offers excellent downside protection. An investor can safely cash-flow the building with a traditional retail or industrial tenant today while holding a prime candidate for creative commercial or mixed-use repositioning down the road.



CONFIDENTIALITY & DISCLAIMER

MacKenzie Commercial Real Estate Services, LLC is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to MacKenzie Commercial Real Estate Services.

This Offering Memorandum was prepared by MacKenzie Commercial Real Estate Services, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

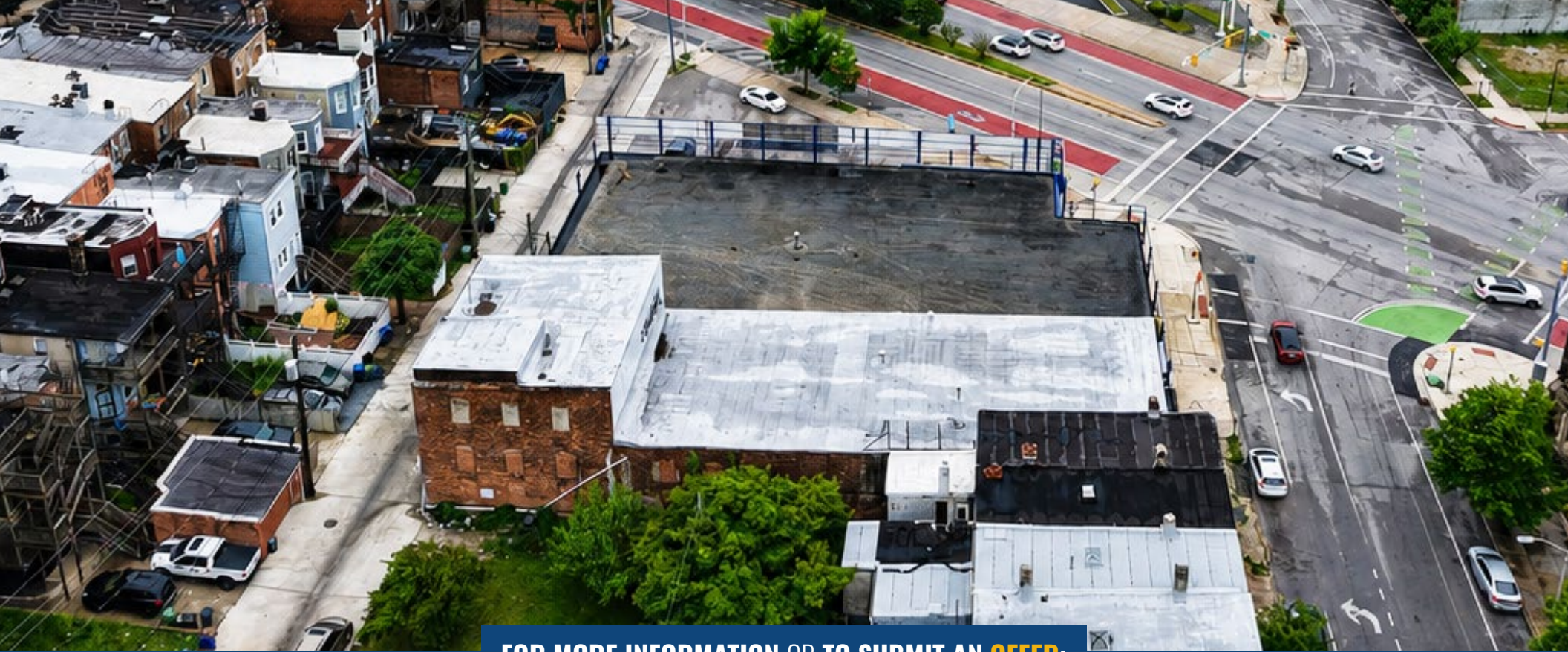
This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, or the Seller. Each prospective purchaser is to rely upon its

own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the property of MacKenzie Commercial Real Estate Services, and may be used only by parties approved by MacKenzie Commercial Real Estate Services. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to MacKenzie Commercial Real Estate Services, and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of MacKenzie Commercial Real Estate Services and Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





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