



## PROPERTY HIGHLIGHTS

- Office-Warehouse Occupied by Clearwater Woodworking
- One Drive-In Door & One Dock-High Door
- 12' to 18' Clear Ceiling Height
- 3-Phase Electrical Service (200 Amps)
- Brick Exterior with Gable Roof in Good Condition
- Concrete Slab Floor with 2 Drains
- Mezzanine Work Area and Professional Offices

## OFFERING SUMMARY

- **Sale Price:** Call for Breakdown Between Real Estate & Equipment
- **Site Area:** 9,840 SF (0.22 ac.)
- **Zoned:** I-1, Light Industrial District
- **Building Size:** 13,600 SF
- **Location:** SE/Quadrant Baltimore-Washington Pkwy. (MD 295)  
@ Westport Exit 1-A

## EQUIPMENT LIST



### Machines (Stationary Equipment)

#### Cutting & Shaping Machines

- Band Saw (1)
- Radial Arm Saw (1)
- Table Saws:
  - Sliding Table Saw with Hold-Down Bar (1)
  - Standard Table Saw (1)
  - Spare Blades (6)
  - Dado Blades (1)
  - Additional Blades (2)
- Shaper (1) with Accessories (1 set)
- Spindle Sander (1)
- Disc Sander (1)
- Edge Sander with Belts (1)
- Wide Belt Sander (1 + Accessories).
- Planing & Jointing Machines
- Planers: 24" planer (1)
- Planer (1)
- Jointer (1)
- Mortiser (1)

#### Specialty Machines

- Blum Hinge Machine (1)
- Blum Line Bore Machine (1)
- Pocket Screw Machine (1)

#### Support & Utility Equipment

- Bench Grinder (1)
- Drill Press (1)
- Feeder (1)
- Forklift, Clark (1)
- Compressor (1)
- Dust Collectors (2)
- Spray Booth (1)

## EQUIPMENT LIST



### Portable Power Tools

#### Drills

- Hammer Drills: Hilti (1), Dewalt (1)
- Standard Drills:
  - Milwaukee ½" (1)
  - Milwaukee Right Angle (1)
  - Dewalt Right Angle (1)
  - Black & Decker (1)
- Cordless Drills: Makita (2)

#### Joinery & Cutting Tools

- Biscuit Joiners (3)
- Jig Saws (2)
- Routers (3) with a Large Assortment of Router Bits
- Reciprocating Saw ("Sawzall") (1)
- Handheld Circular Saw (1)

#### Small Trimmers & Planers

- Trim Routers (2)
- Handheld Planers (2)

### Raw Material (Lumber Inventory)

#### Cherry – 300 BF total

- 4/4 thickness (200 BF @ \$3.40/BF = \$680)
- 8/4 thickness (100 BF @ \$3.90/BF = \$390)

#### Maple (Hard) – 200 BF total

- 6/4 thickness (100 BF @ \$2.50/BF = \$250)
- 8/4 thickness (100 BF @ \$3.10/BF = \$310)

#### Oak (Red) – 50 BF total

- 5/4 thickness (50 BF @ \$3.75/BF = \$188)

#### Maple (Soft) – 200 BF total

- 5/4 thickness (200 BF @ \$2.25/BF = \$450)

#### Poplar – 300 BF total

- 4/4 thickness (200 BF @ \$1.85/BF = \$370)
- 8/4 thickness (100 BF @ \$2.10/BF = \$210)



2300 Russell Street, Baltimore, MD 21230

Turnkey Woodworking Shop & Equipment for Sale



BIRDSEYE

Russell Street

SITE

2300 Russell St.

I-295

 79,270 MPSI

Kent Street



2300 Russell Street, Baltimore, MD 21230

*Turnkey Woodworking Shop & Equipment for Sale*



BIRDSEYE





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## PICTURES





1 MILES	3 MILES	5 MILES
<b>Population</b>		
8,309	173,697	445,974
<b>Households</b>		
3,032	77,740	191,089
<b>Average HH Income</b>		
\$53,883	\$77,228	\$79,351



## For More Information Please Contact:



**Leo McDermott**

**TCA**


Senior Associate

(202) 744-6910

lmcdermott@tennantcommercial.com

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