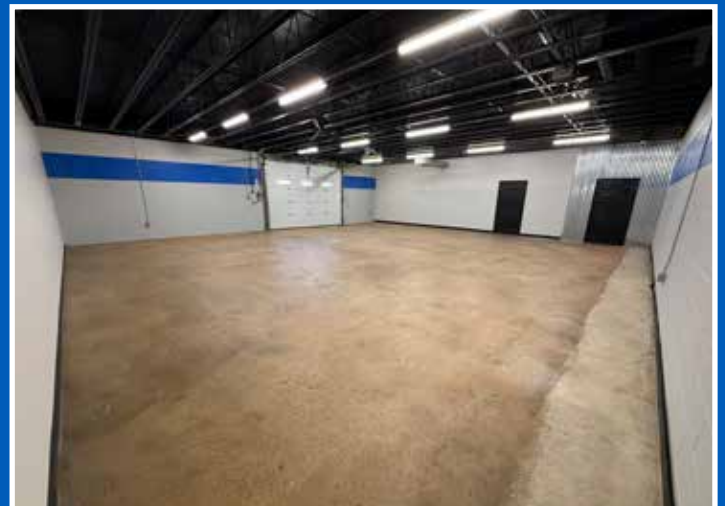


PROPERTY OVERVIEW

5826 RITCHIE HWY
BALTIMORE MD 21225



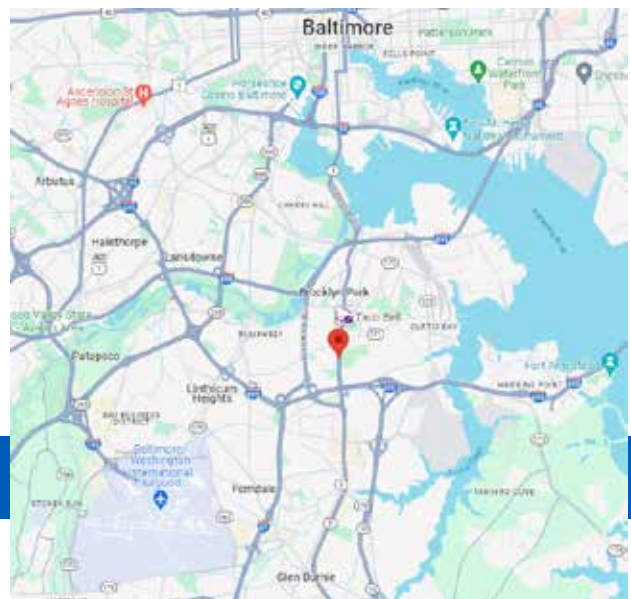
City Clean Holdings LLC
410-756-0750



5826 RITCHIE HWY • BALTIMORE MD 21225

PROPERTY DETAILS

- 2805 SF flex space with an oversized drive-up garage door and 2 storefront doors.
- Corner suite with high visibility to Ritchie Hwy.
- Fully renovated inside and out with motorized garage doors, electrical, plumbing, lighting, paint, etc.
- Large 4'x12' pole sign included (shared with other tenant).
- Ritchie Hwy frontage with 40,000 cars per day visibility.
- Conveniently located close to exits for 695, 295, 95, & Rt 10 .
- One story cinderblock warehouse with flat steel roof beams.
- 10' ceilings with high output ceiling fan and LED lighting throughout.
- 2 bathrooms, locker room, shower and slop sink.
- Utilities: 120/208 volt, 3 Phase. Natural Gas Heat. Public water/ Sewer. Verizon Internet.
- 8 designated parking spaces with a large parking lot.
- Anne Arundel County, Zoned C4 for flex, warehouse, offices, retail, etc.



City Clean Holdings LLC • 410-756-0750