



**FOR SALE & LEASE**

**7611 German Hill Road, Dundalk, MD 21222**

**11,125 SF**

**2.40 Acres**

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# LOCAL ACCESS

**4 MILES**  
TO PORT OF BALTIMORE

**18 MILES**  
TO BWI AIRPORT

**44 MILES**  
WASHINGTON, DC

**98 MILES**  
PHILADELPHIA, PA

**184 MILES**  
NEW YORK, NY



**2 MILES**  
TO I-95  
INTERCHANGE

**7611 German Hill**

**1.5 MILES**  
TO I-695  
INTERCHANGE  
VIA ROUTE 51

**1.8 MILES**  
TO I-695  
INTERCHANGE  
VIA NORTH  
POINT ROAD

## DEMOGRAPHICS

|                                | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------------|----------|----------|----------|
| <b>Population</b>              | 15,393   | 94,095   | 269,502  |
| <b>Households</b>              | 5,709    | 35,869   | 104,506  |
| <b>Median Age</b>              | 39.6     | 39.3     | 38.1     |
| <b>Median Household Income</b> | \$57,021 | \$57,108 | \$62,626 |

# SITE AERIAL

1.88 Acres

0.52 Acres

11,125 SF

FEE SIMPLE

GROUND LEASE

*7611 German Hill, Dundalk, MD*

# PROPERTY HIGHLIGHTS

## FEE SIMPLE

|              |   |
|--------------|---|
| Property     | 11,125 SF   |
| Office Space | ±4,500 SF   |
| Year Built   | 1987  |
| Acreage      | .52 acres and paved outside storage               |
| Zoning       | BM (Industrial/Auto)                              |
| Clear Height | 16' - 18'   |
| Parking      | ±50   |
| Loading      | 14 Oversized Drive-ins                            |
| Sprinkler    | N/A   |
| Utilities:   | Public water and sewer; natural gas               |
| Access:      | Convenient access to 695 via Merritt Blvd         |
| Notes:       | Lifts and equipment can convey with sale or lease |

## BGE GROUND LEASE

|                       |   |
|-----------------------|---|
| Acres                 | 1.88 Acres  |
| Term                  | Expires 8/31/27 with one (1) five year renewal option extending the Lease to 8/31/32  |
| Rate                  | \$2,506.99/month (subject to annual CPI adjustments every September)  |
| Assignment/<br>Sublet | The Lease may be assigned with the consent of Landlord; sublet is permitted with the Landlord's prior written consent, not to be unreasonably withheld, conditioned or delayed. |
| Notes:                | BELOW MARKET ground lease opportunity available for sublet or assignment  |

