

FLEX SUBLEASE AVAILABLE

6244 Frankford Ave - Baltimore, MD 21206



BUILDING INFORMATION

98,643-square-foot building; Zoned I-1

Located in a Hub Zone and FTZ #74

MTA on Frankford Avenue (Bus #44)

On-site property management

Visibility from Frankford Avenue and I-895, with opportunity for signage

Tenant is responsible for its utility costs, janitorial service, and its pro rata share of operating expenses, estimated at \$1.51 PSF (includes real estate taxes [\$0.58 PSF], insurance [\$0.10 PSF] and common area maintenance [\$0.83 PSF])

AVAILABILITY

- **5,371 SF available**
- **1 drive-in door**
- **16' ceiling height**
- **Wet sprinkler system**
- **Sublease through 7/31/2026**
- **\$6.50 PSF, NNN**

FOR MORE INFORMATION PLEASE CONTACT:

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