



# FLEX/SHOWROOM BUILDING

1111 MARYLAND AVENUE | BALTIMORE, MARYLAND 21201

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Private parking lot with 13 dedicated spaces
- Three (3) dock high loading doors
- Drive-thru bay: 1 door in front (12' w x 12' h) and 1 oversized door in rear (11' w x 13' h)
- Ground floor showroom and warehouse
- 2nd floor office space and additional warehouse
- Crane accessible loading on 2nd floor
- 6,000 lb. freight elevator
- Fully conditioned showroom/office space (Warehouse is heat only)



BUILDING SIZE:	24,420 SF ±
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LOT SIZE:	0.35 ACRES ±
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YEAR BUILT:	1940
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CLEAR HEIGHT:	13' ± (WAREHOUSE)
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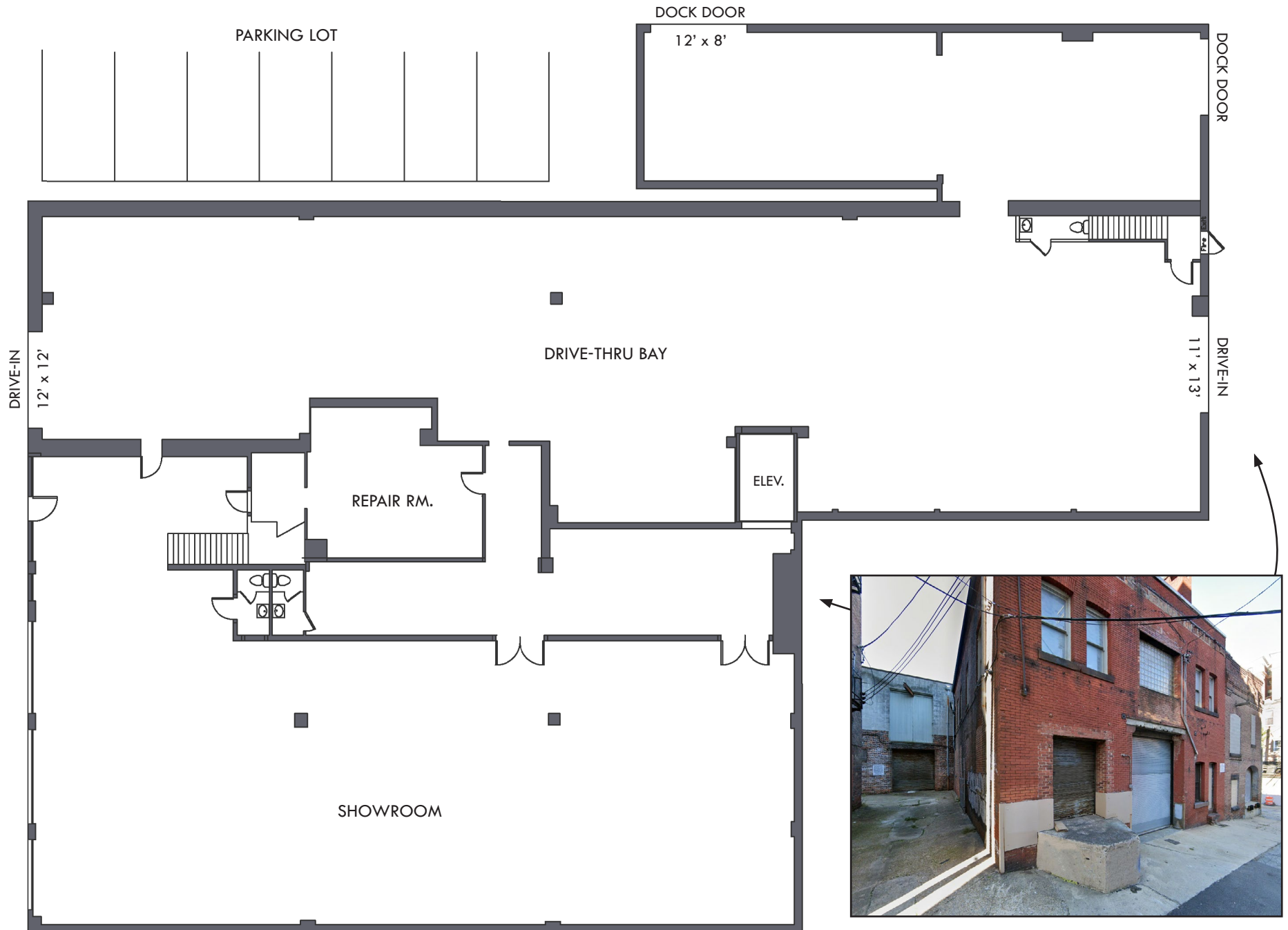
DOCKS:	3
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DRIVE-INS:	2
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ZONING:	OR-2 (OFFICE-RESIDENTIAL DISTRICT)
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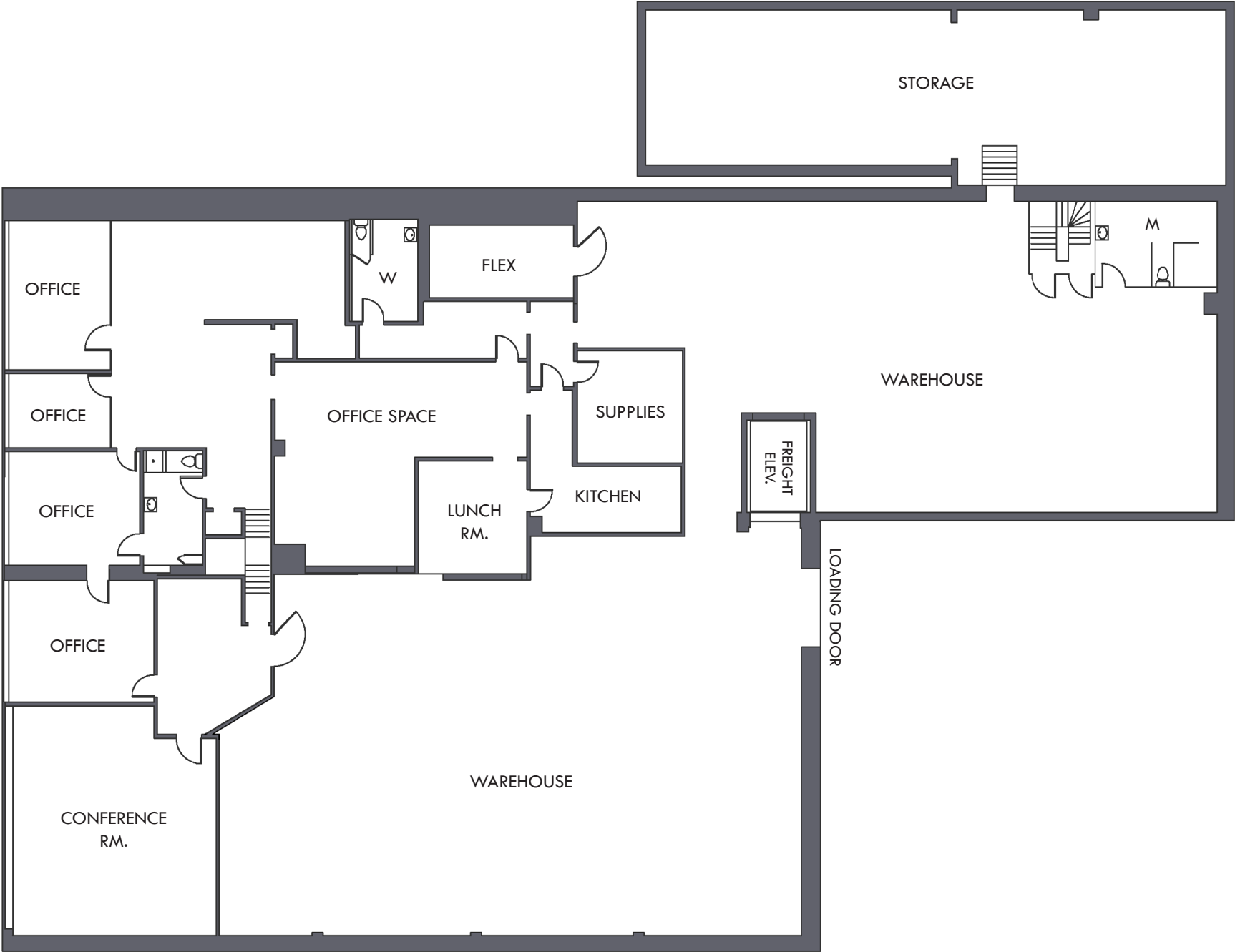
SALE PRICE:	\$1,700,000
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# FLOOR PLAN: 1ST FLOOR





# FLOOR PLAN: 2ND FLOOR





# INTERIOR PHOTOS





# LOCAL BIRDSEYE





# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 83**  
0.5 MILES  
3 MIN. DRIVE

**ROUTE 40**  
0.6 MILES  
4 MIN. DRIVE

**ROUTE 1**  
1.5 MILES  
6 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
6.7 MILES  
14 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
THURGOOD MARSHALL  
AIRPORT  
10.1 MILES  
15 MIN. DRIVE

**BALTIMORE, MD**  
1.4 MILES  
4 MIN.

**WASHINGTON, DC**  
39.0 MILES  
55 MIN.

**PHILADELPHIA, PA**  
107.0 MILES  
1 HR. 45 MIN.

**RICHMOND, VA**  
149.0 MILES  
2 HRS. 30 MIN.





# FOR MORE INFO **CONTACT:**



## **MIKE RUOCCO**

*SENIOR VICE PRESIDENT & PRINCIPAL*

**410.494.4868**

**MRUOCCO@mackenziecommercial.com**



## **PATRICK J. SMITH**

*REAL ESTATE ADVISOR*

**847.346.2701**

**PJSMITH@mackenziecommercial.com**



## **KETCH SECOR**

*SENIOR VICE PRESIDENT*

**410.409.0990**

**KSECOR@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

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