

SALE/LEASE

Baltimore County, MD



**STANDALONE INDUSTRIAL WARHOUSE
WITH ADJACENT STORAGE/PARKING LOT**

1407 PARKER RD & 1441 KNECHT AVE | HALETHORPE, MD 21227



TABLE OF CONTENTS

- 01 EXECUTIVE SUMMARY
- 02 PROPERTY PROFILE
- 03 AERIAL / PARCEL OUTLINE
- 04 PLAT
- 05 FLOOR PLAN
- 06 ZONING
- 07 CORPORATE NEIGHBORS
- 08 LABOR / DRIVE TIME
- 09 TRADE AREA
- 10 CONTACT



1407 Parker Road is the former headquarters and primary design and production facility of the renowned David Edwards Furniture Inc., a family-owned high end furniture company. The business was sold to Kimball International in 2018. Kimball subsequently consolidated its operations out of Maryland and has recently vacated the property.

The 103,609 square foot manufacturing/distribution building is situated on 3.77 acres in Halethorpe, Maryland. The adjacent 1441 Knecht Avenue is a .58 acre parcel currently used as a parking lot. Both parcels, zoned ML IM (Manufacturing, Light), enjoy easy access to a number of major highways, including I-695, I-95 and I-895. The properties are a 10 minute drive from BWI Airport and 15 minutes from the center of Downtown Baltimore.

The property is immediately available for **sale** or **lease**.



Site Size	4.35 Acres Total ± (2 parcels)
Building Size	103,609 sf ±
Year Built	1960 (recent renovations since)
Highlights	<ul style="list-style-type: none"> » Located in well-established industrial market in SW Baltimore County » Major highway access (I-695, I-95, I-295, I-895, Route 1, Route 40) and location offers strong logistics metrics to serve the Baltimore/DC market » 8,000 sf ± of high-end office space » Video surveillance security system serves entire site » Recent capital improvements include electric (3 phase), warehouse heaters and HVAC (serving office space)

RENTAL RATE	\$6.95 psf, NNN
SALE PRICE	\$10,256,000

ADDRESS:	1407 PARKER ROAD HALETHORPE, MARYLAND 21227	1441 KNECHT AVENUE HALETHORPE, MARYLAND 21227
Parcel/ Property Tax ID	Map-0101 Grd-0024 Parcel-0735 (13-22002179)	Map-0101 Grd-0018 Parcel-2057 (13-200008964)
Site Size	3.77 Acres ± (164,221 sf ±)	.5836 Acres ± (25,422 sf ±)
Building Size	102,560 sf (103,609 sf when including covered loading dock bays)	N/A
Year Built	1960 (recent renovations since)	N/A
Stories	1	N/A
Construction	Brick and block on steel frame	N/A
Building Height	22'	N/A
Ceiling Height	16' - 20'-6"	N/A
Loading	5 (16' w x 20' h) loading bays leading to 8 interior dock positions and one compactor bay	N/A
Columns	40' x 40'	N/A
Parking	62 surface spaces ±	38 surface spaces ±
Zoning	<p>ML IM (Manufacturing, Light - Industrial, Major District) - Baltimore County</p> <p>The intent of this district is to provide areas for industrial uses that require assembling, compounding, manufacturing, packaging or processing of goods or services.</p> <p>Typical uses permitted by right include industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, laboratory, office, medical clinic, excavation not involving explosives, equipment and material storage yard, brewery. Typical uses permitted by special exception include excavation using explosives, landfill, truck stop and trucking facility.</p>	

BUILDING BREAKDOWN:

TOTAL BUILDING AREA: 103,609 SF

Offices: 16,226 sf (main office + interior loading area + 2nd set offices)

Warehouse 16' Ceiling Section: 57,000 sf

Warehouse 21' Ceiling Section: 31,000 sf



SECTION	NAME	SQ FT	INSTALL	GRADE	MANUF.	ROOF TYPE
1	Office & Interior Loading Areas	16,226	2009	B	GAF	EPDM (Fully Adhered)
2	Main Production	56,964	2014	A	GAF	New GAF .045 Fleeceback TPO Gray
3	Finishing	30,450	2014	A	GAF	New GAF .045 Fleeceback TPO Gray

BUILDING INFRASTRUCTURE UPGRADE TIMELINE:

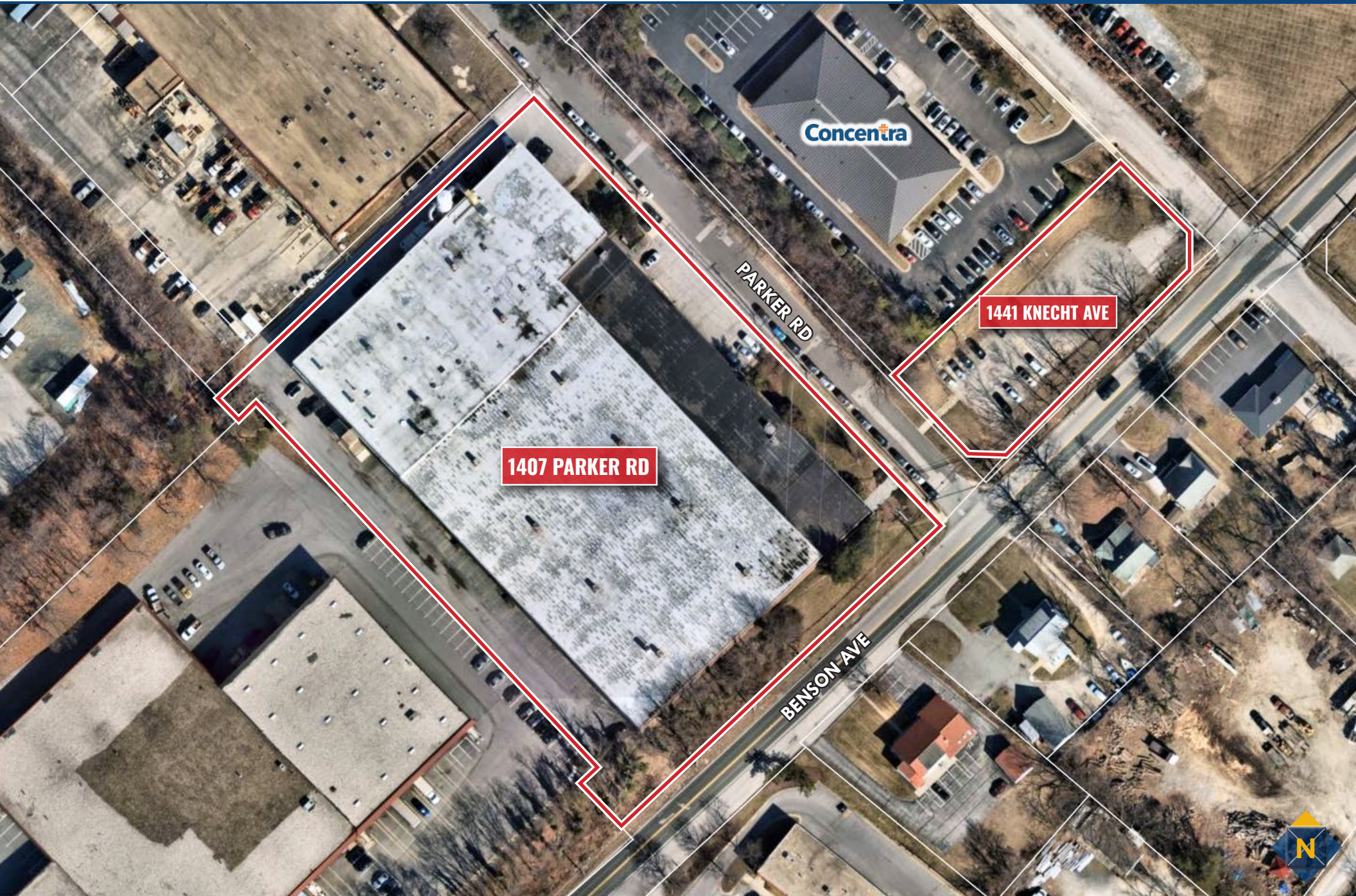
- » 2020 – Electrical Upgrade: Replaced/upgraded to a 3 phase 480v service with a 3,000 amp switch gear and one meter. The switchgear sub feeds transformers to maintain the 3 previous existing services as well as feeding a new 3 phase 480v 1200 amp service.
 - » Replaced the existing service which consisted of: (1) 3 phase 240 volt with 600 amps and (2) single phase 240v 800 amp services (one meter for the 3 phase service and one meter for the two single phase services)
- » 2020 – Space Heaters and HVAC replacements installed (ARI 2/2020): 4 units (2 interior space heaters and 2 roof top AC units) - \$21,722.
- » 2019 - Renovated offices – all new carpet and upgrades to office bathrooms. New A/C Unit installed servicing front offices.
- » 2014 – Replaced roof over 85% of building (90,234 sq. ft.) – Sections 2 & 3. (Sections 2 & 3 on previous page)
- » 2009 – Replaced roof over offices and interior loading area 15% (16,226 sq. ft.) – Section 1.

ANNUAL REAL ESTATE TAX:	1407 PARKER RD	1441 KNECHT AVE	TOTAL	PSF
7/1/2020-2021	\$44,568	\$1,997	\$46,565	\$0.45
7/1/2019-2020	\$43,118	\$1,997	\$45,115	\$0.44
7/1/2018-2019	\$43,801	\$1,997	\$45,798	\$0.44

2021 ESTIMATED OPERATING EXPENSE BREAKDOWN (BALTIMORE CO.):

	ANNUAL	PSF
PROPERTY TAXES	\$46,565	\$0.45
PROPERTY INSURANCE	\$22,386	\$0.22
WATER/SEWER	\$5,101	\$0.05
TOTAL	\$74,052	\$0.72





COORDINATES		
LINE	NORTH	EAST
103	-14286.91	-19910.78
101	-14286.89	-19889.87
102	-14276.15	-19870.10
107	-14261.54	-19855.08
104	-14274.75	-19828.76
105	-14246.75	-19858.80
106	-14258.29	-19882.11
107	-14262.79	-19886.81
108	-14147.51	-19802.70
109	-14015.81	-19697.07
110	-14075.47	-19777.41
111	-14251.19	-19864.42
100	-14350.68	-19976.80
201	-14265.30	-19856.10
202	-14250.51	-19841.93
204	-14199.74	-19822.20

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRANSVERSE STATIONS:
 X-2284 N-1284.24 E-12844.70
 X-1285 N-14157.92 E-12059.57

SURVEYOR'S CERTIFICATE

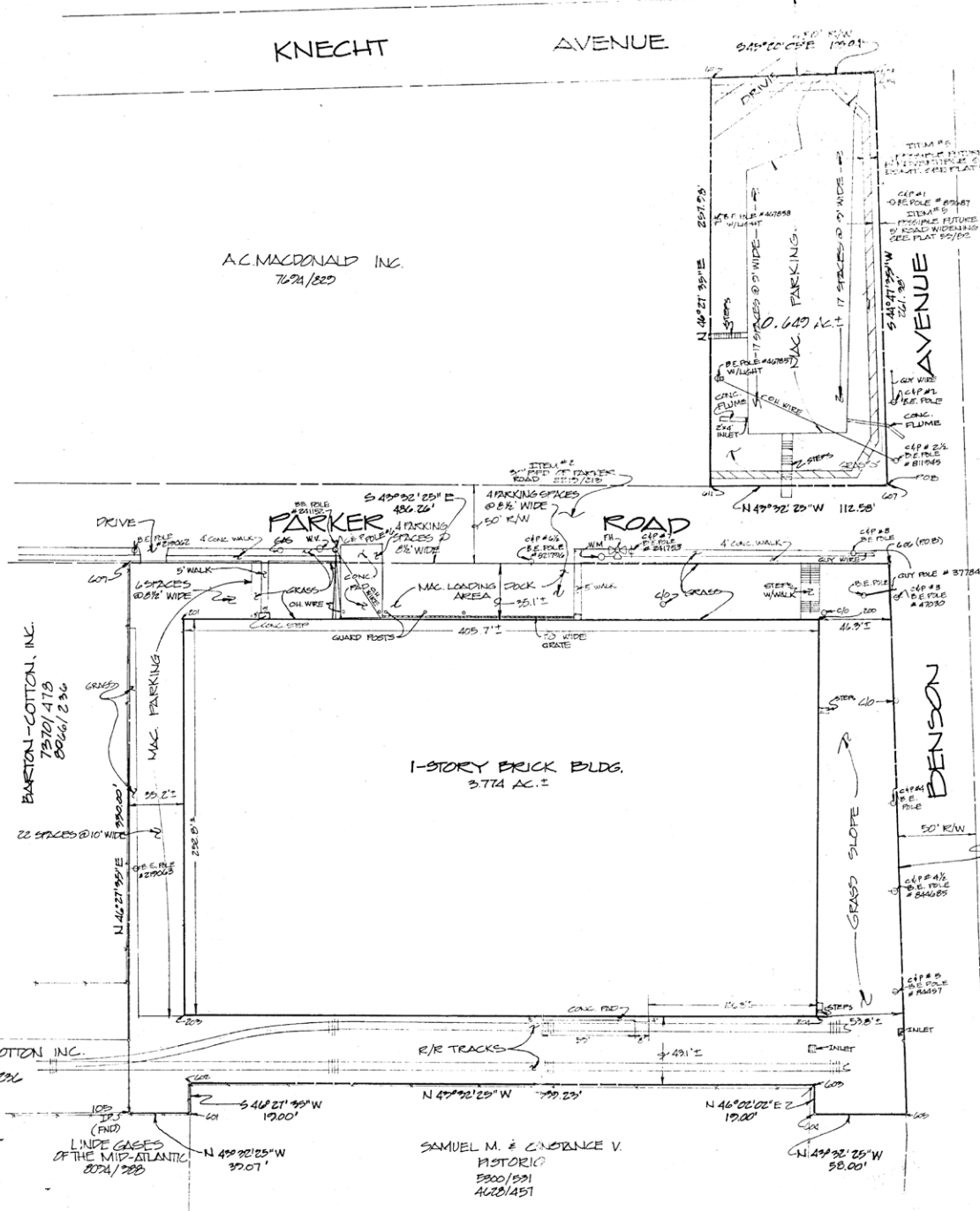
THE UNDERSIGNED hereby certifies to, **THE DAVID EDWARD COMPANY**, to the best of its knowledge and belief, that except as noted, this plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the ALTA and ACSM in 1986 and meets the accuracy requirements of a Class A Survey, as defined therein.

THE UNDERSIGNED further certifies, that to the best of its knowledge and belief, (1) that as of the date shown herein, the survey was established by electronic distance measuring equipment or transit-tape field survey actually made on the ground pursuant to the record description and all information thereon is correct; (11) that the survey correctly shows the location of all buildings, structures and other improvements situated on said property; (111) that, except as shown hereon, there are no visible easements or rights-of-way on said property or any other easements or rights-of-way of which the undersigned has any knowledge; (1V) that there are no party walls or encroachments on adjoining premises, streets or alleys by any said buildings, structures or other improvements, and no encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown on the survey.

NO TITLE REPORT FURNISHED

THE PROPERTY SURVEYED IS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL 240010-0305B AS BEING ZONE 'C', DEFINED THEREON AS "AREAS OF MINIMAL FLOODING."

Date: 4/11/01
 D.S. THALER & ASSOCIATES, INC.
 JAMES C. NICOLEMUS



- NOTE: EXCEPTIONS (FROM PREVIOUS TITLE REPORT)
1. Right-of-Way Agreement between Samuel M. Pistorio and wife and Consolidated Gas, Electric Light and Power Company, dated September 26, 1952 and recorded among the Land Records of Baltimore County, Maryland in Liber GLD No. 2187, folio 6. (NOT PLOTTABLE.)
 2. Deed and Agreement between Samuel M. Pistorio and wife and County Commissioners of Baltimore County, dated December 4, 1952 and recorded among the aforesaid Land Records in Liber GLD No. 2219, folio 219.
 3. Pole Agreement between Samuel M. Pistorio and wife and Consolidated Gas, Electric Light and Power Company, dated October 18, 1953 and recorded among the aforesaid Land Records in Liber GLD No. 2409, folio 566. (NOT PLOTTABLE, PLATS NOT FURNISHED.)
 4. Pole Agreement between Samuel M. Pistorio and wife and Consolidated Gas, Electric Light and Power Company, dated January 29, 1955 and recorded among the aforesaid Land Records in Liber GLD No. 2602, folio 418. (NOT PLOTTABLE.)
 5. Easements, setbacks, notes and other matters as shown on the Plat entitled, "Misty Harbor," recorded among the Land Records of Baltimore County, Maryland in Plat Book 55, folio 52.

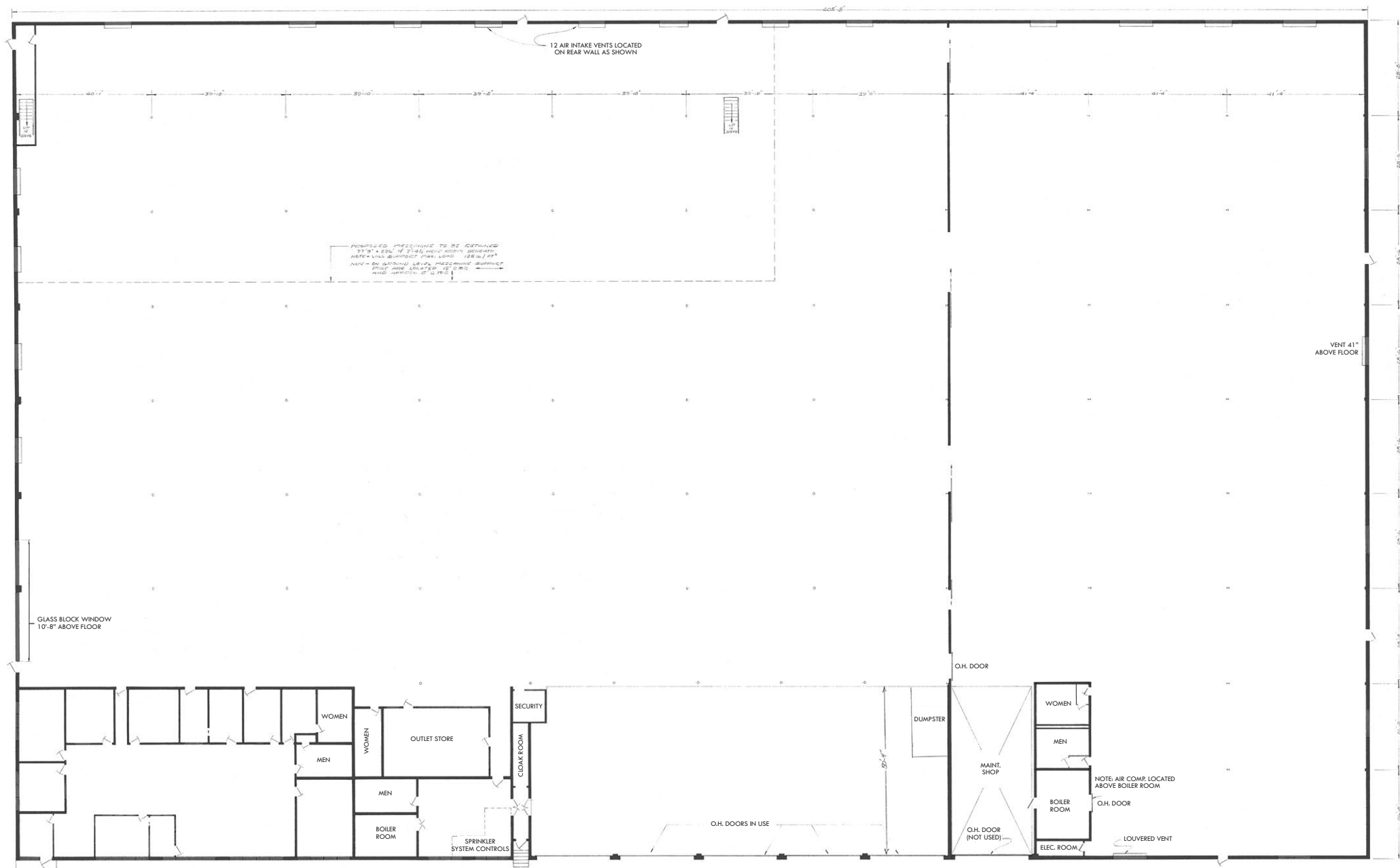
NOTE: THIS PROPERTY IS SHOWN AS ML-1M ON THE BALTIMORE COUNTY ZONING MAP, SW 4-D DATED 1988

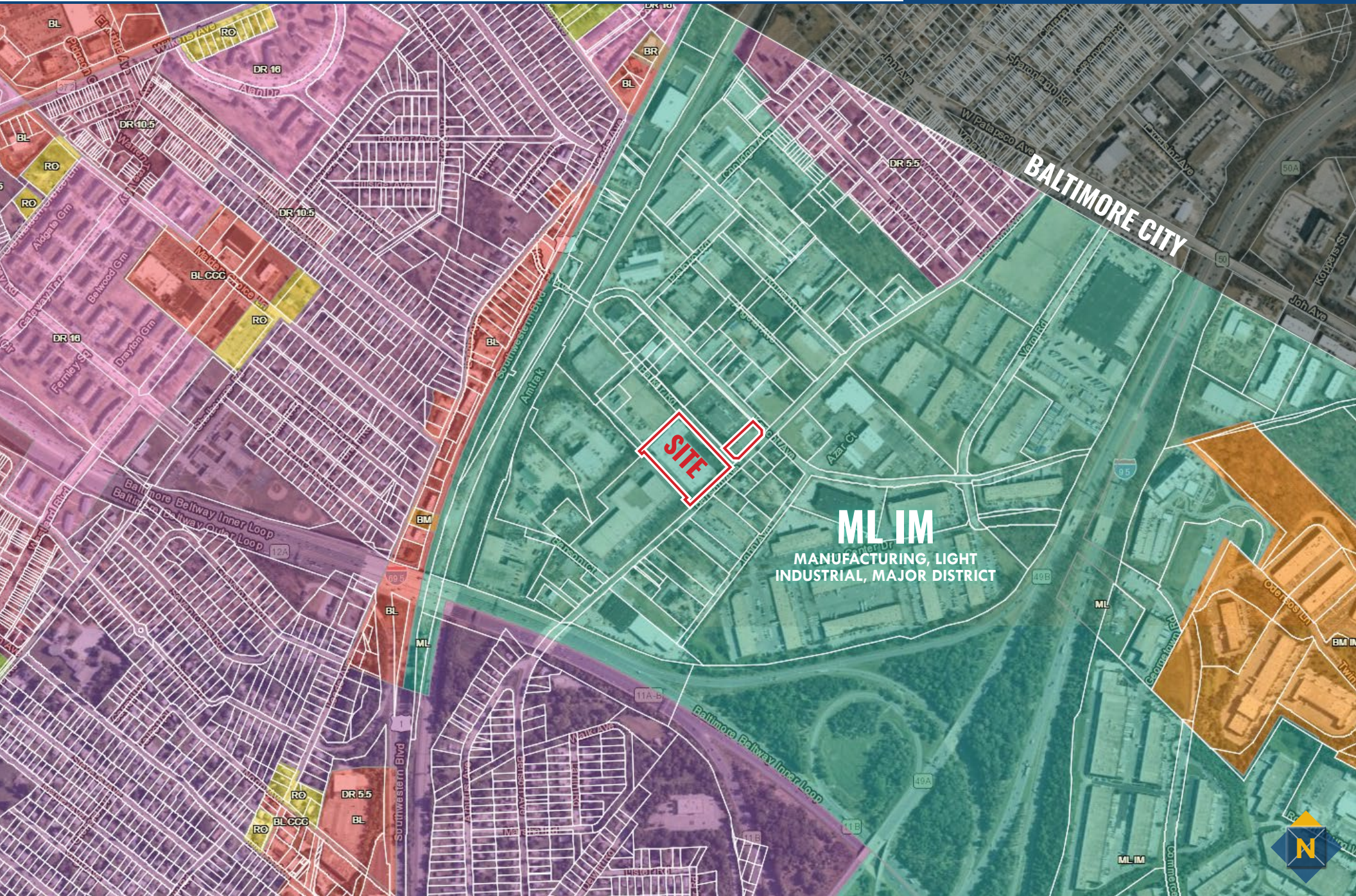
PLAT OF SURVEY
 4707 PARKER ROAD
 "MISTY HARBOR PROPERTY"
 19TH ELECTION DISTRICT BALTIMORE COUNTY, MD
 SCALE: 1" = 50'
 DATE: APRIL 10, 1991



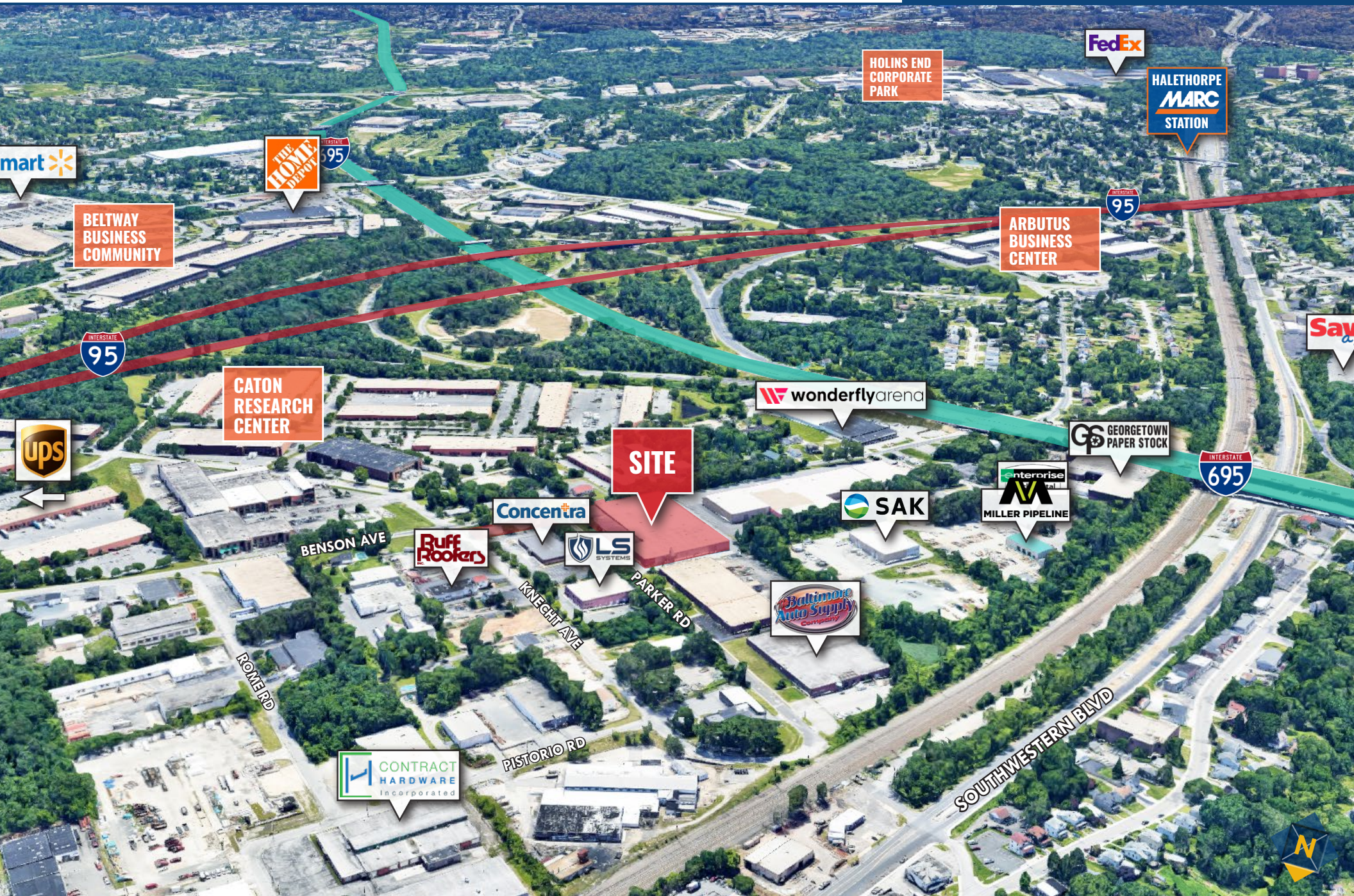
CIVIL ENGINEERS SITE PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
D.S. THALER & ASSOCIATES, INC.
 7115 AMBASSADOR ROAD
 BALTIMORE MARYLAND 21207
 (301) 244-3647

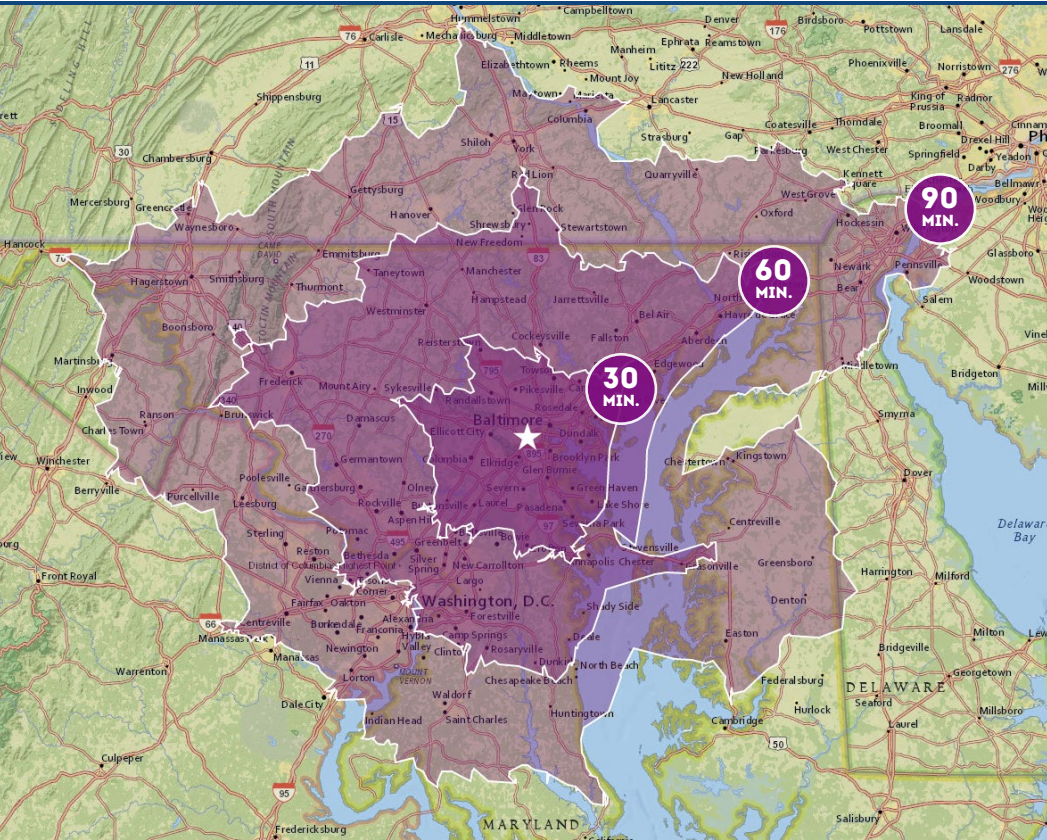
SAMUEL M. & CONSTANCE V. HISTORIC
 1900/1991
 4628/451





CORPORATE NEIGHBORS





RESIDENTIAL POPULATION

2,168,002
30 MIN.

5,670,461
60 MIN.

9,805,170
90 MIN.

AVERAGE HH INCOME

\$107,431
30 MIN.

\$125,212
60 MIN.

\$128,518
90 MIN.

TOTAL BUSINESSES

83,621
30 MIN.

215,381
60 MIN.

357,980
90 MIN.

TOTAL EMPLOYEES

1,142,754
30 MIN.

2,972,651
60 MIN.

4,946,842
90 MIN.

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

93.5%
30 MIN.

93.5%
60 MIN.

94.0%
90 MIN.

NUMBER OF EMPLOYEES: MANUFACTURING

50,431
30 MIN.

108,640
60 MIN.

233,736
90 MIN.

NUMBER OF EMPLOYEES: TRANSPORTATION

24,359
30 MIN.

54,535
60 MIN.

93,670
90 MIN.

NUMBER OF EMPLOYEES: WHOLESALE TRADE

35,145
30 MIN.

66,340
60 MIN.

115,848
90 MIN.



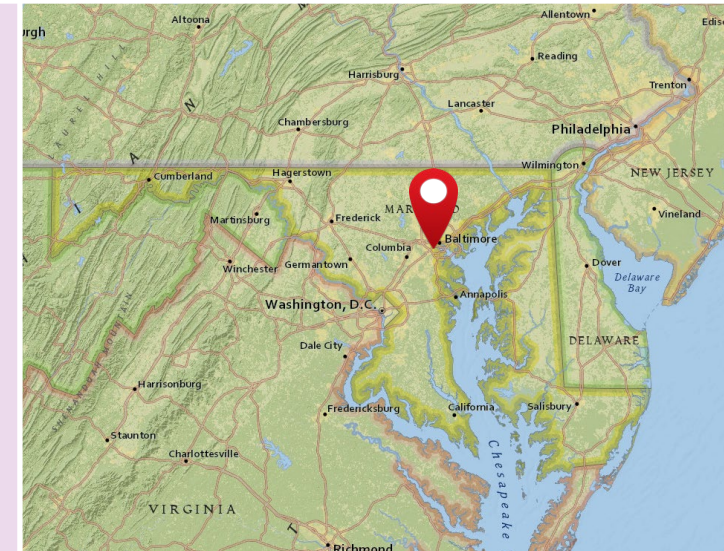
DISTANCE TO (MAJOR CITIES)...

BALTIMORE, MD	6.5 MILES	0 HRS. 14 MIN.
ANNAPOLIS, MD	27.8 MILES	0 HRS. 32 MIN.
WASHINGTON, DC	34.6 MILES	0 HRS. 44 MIN.
FREDERICK, MD	45.0 MILES	0 HRS. 45 MIN.
ABERDEEN, MD	39.7 MILES	0 HRS. 48 MIN.
HAGERSTOWN, MD	70.1 MILES	1 HR. 10 MIN.
WILMINGTON, DE	78.7 MILES	1 HR. 36 MIN.
PHILADELPHIA, PA	110.0 MILES	2 HRS. 3 MIN.



DISTANCE TO (TRANSPORTATION)...

INTERSTATE 695	1.7 MILES	0 HRS. 4 MIN.
INTERSTATE 95	2.0 MILES	0 HRS. 5 MIN.
CSX MT. CLAIRE	2.3 MILES	0 HRS. 6 MIN.
INTERSTATE 895	2.8 MILES	0 HRS. 6 MIN.
INTERSTATE 295	3.6 MILES	0 HRS. 7 MIN.
BWI AIRPORT	5.9 MILES	0 HRS. 9 MIN.
PORT OF BALTIMORE	9.6 MILES	0 HRS. 16 MIN.
SPARROWS POINT	14.9 MILES	0 HRS. 18 MIN.







DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3205

DHUDAK@MACKENZIECOMMERCIAL.COM

ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4881

AMEEDER@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

