MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

EXCLUSIVE OFFERING

OFFERING MEMORANDUM

1417 KNECHT AVE

HALETHORPE, MD 22117

FOR SALE



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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EXECUTIVE **SUMMARY**

1417 KNECHT AVE

HALETHORPE, MD 21227

The offering presents an opportunity to acquire a 17,860 square foot masonry-constructed industrial facility in Halethorpe, Maryland, strategically positioned near major highway infrastructure with convenient access to BWI Airport, Baltimore, and Washington, D.C. The property is improved with a newer roof and HVAC systems and features 21'+ warehouse clear heights, two dock-high loading doors with the ability to add a third, and high-end office finishes suitable for professional, technical, service, or light manufacturing users.

The property also offers substantial outdoor storage and parking capacity for more than 50 vehicles, providing valuable functionality for fleet parking, equipment, or material storage. Zoned ML-IM, the site can accommodate a variety of industrial and commercial uses and offers a flexible combination of office, warehouse, loading, and outdoor storage capabilities in a highly accessible Baltimore-area location.

The building is currently occupied by two established tenants, providing diversified in-place income. LS Systems, the larger tenant, is a credit tenant backed by parent company Sciens Building Solutions and has a lease renewal in January 2028. B&B Commercial is an established Mid-Atlantic contractor with experience on major projects throughout the Baltimore market, including work for Bright View Homes. The existing tenancy provides investors with current income while preserving longer-term flexibility for future leasing or owner-user occupancy.

BUILDING SIZE:	17,860 SF ±
LOT SIZE:	1.64 AC ±
ZONING:	ML IM
SALE PRICE:	~







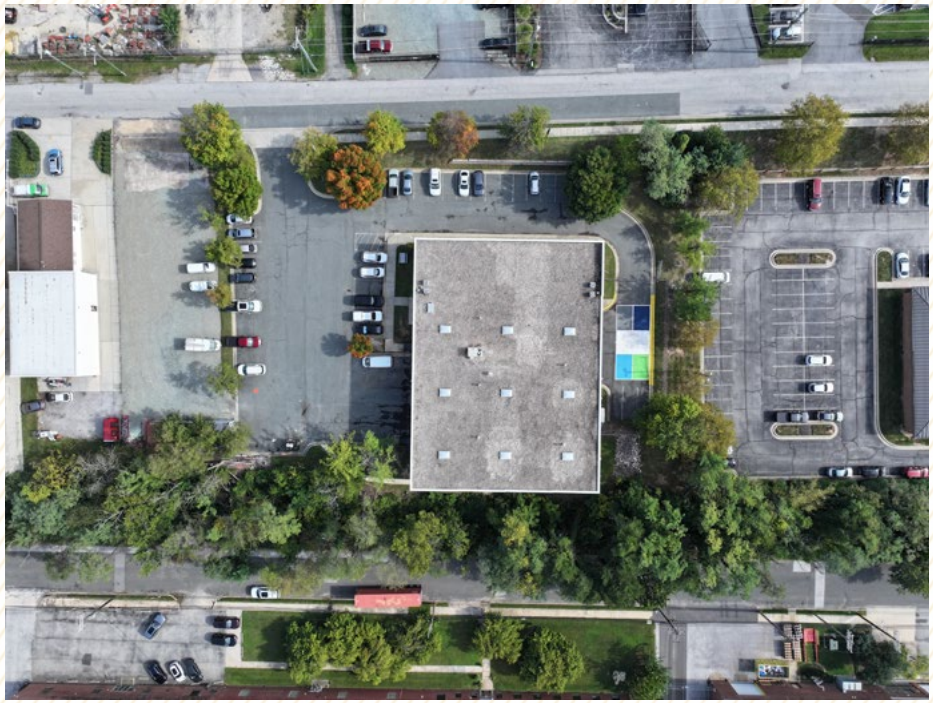


OFFERING HIGHLIGHTS

Strengths

- High efficiency building with loading potential on both sides of building
- Well maintained building with newer roof and hvac systems
- **Parking for up to 50 vehicles or outdoor storage of materials**
- 21'+ Clear heights throughout warehouse
- Tenant flexibility for partial owner/user
- **Credit tenant in place with Mark to Market in January 2028**





PROPERTY **SPECS**

Address	1417 Knecht Ave Halethorpe, MD 21227
Parcel ID	13-1600003933
Site Size	1.64 Acres ±
Building Size	17,860 SF ±
Year Built	1997
Docks	2 ext
Construction	Masonry
Parking	50+ car or fleet spaces
Clear	21'+
Zoning	ML IM

Zoning: ML IM
Baltimore County, MD

ML (Manufacturing, Light)
Intent: To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging or processing of goods or services. **Typical Uses Permitted by Right:** 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:** Excavation using explosives, landfill, truck stop and trucking facility.

IM (Industrial, Major District)
Intent: To encourage greater use of prime industrial land. Non-auxiliary commercial uses are discouraged. The IM district may be applied only to areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The base zone may be MH, ML, MLR, MR, BR, and/or BM. **Typical Uses Permitted by Right:** Uses permitted by the underlying zone, auxiliary retail, service and semi-industrial uses such as banks, barber-shops, dry cleaning facilities, contractor's shops, machinery sales/repair, hotels and motels, office supply stores, taverns. **Typical Uses Permitted by Special Exception:** Uses permitted by special exception in the underlying zone, car washes, truck and car service garages.



TENANT SUMMARY

Life Safety Systems (LS Systems - Owned by Sciens)

Sciens Building Solutions is a national provider of fire protection, life safety, security, communications, and electrical systems. The company designs, installs, services, and maintains systems for a broad range of commercial and institutional customers, including hospitals, schools, industrial facilities, office buildings, and other complex properties. Sciens has more than 1,800 employees, including 750+ technicians, and operates through a nationwide network of approximately 35+ service locations across the United States.





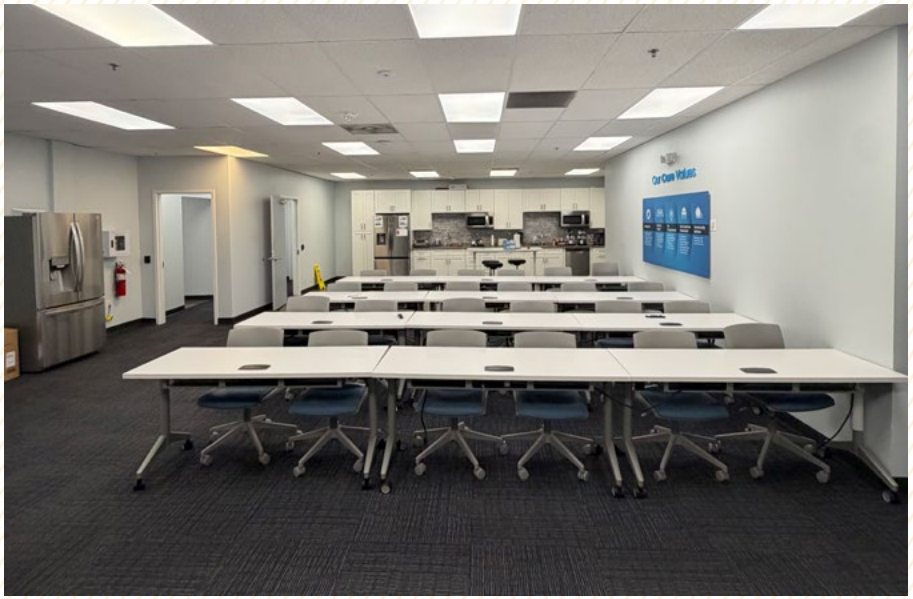


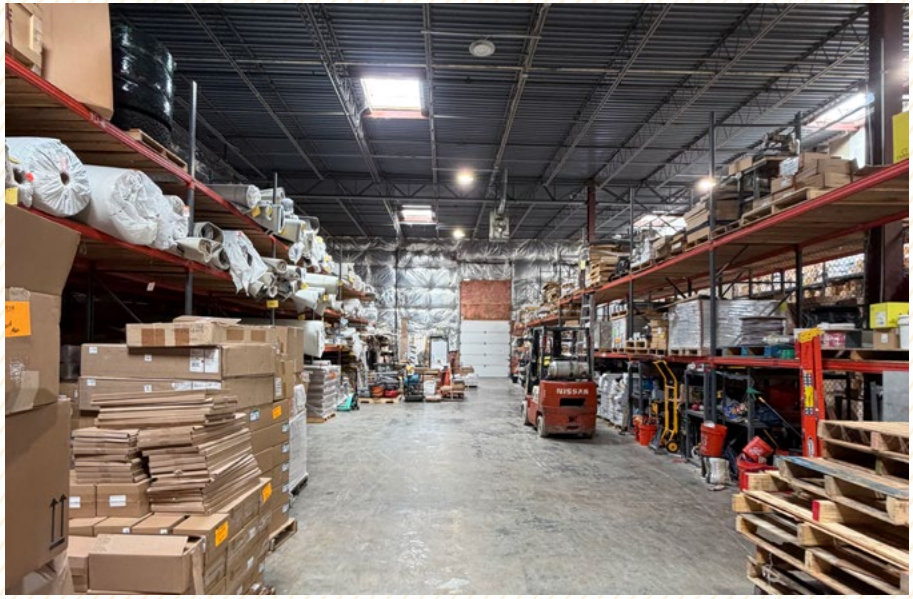
MARKET **AERIAL**

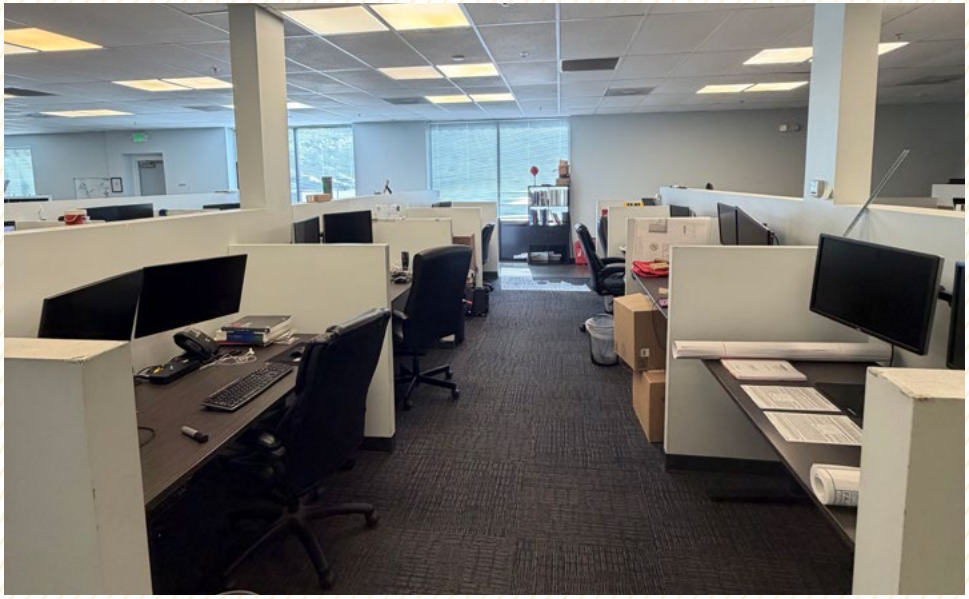


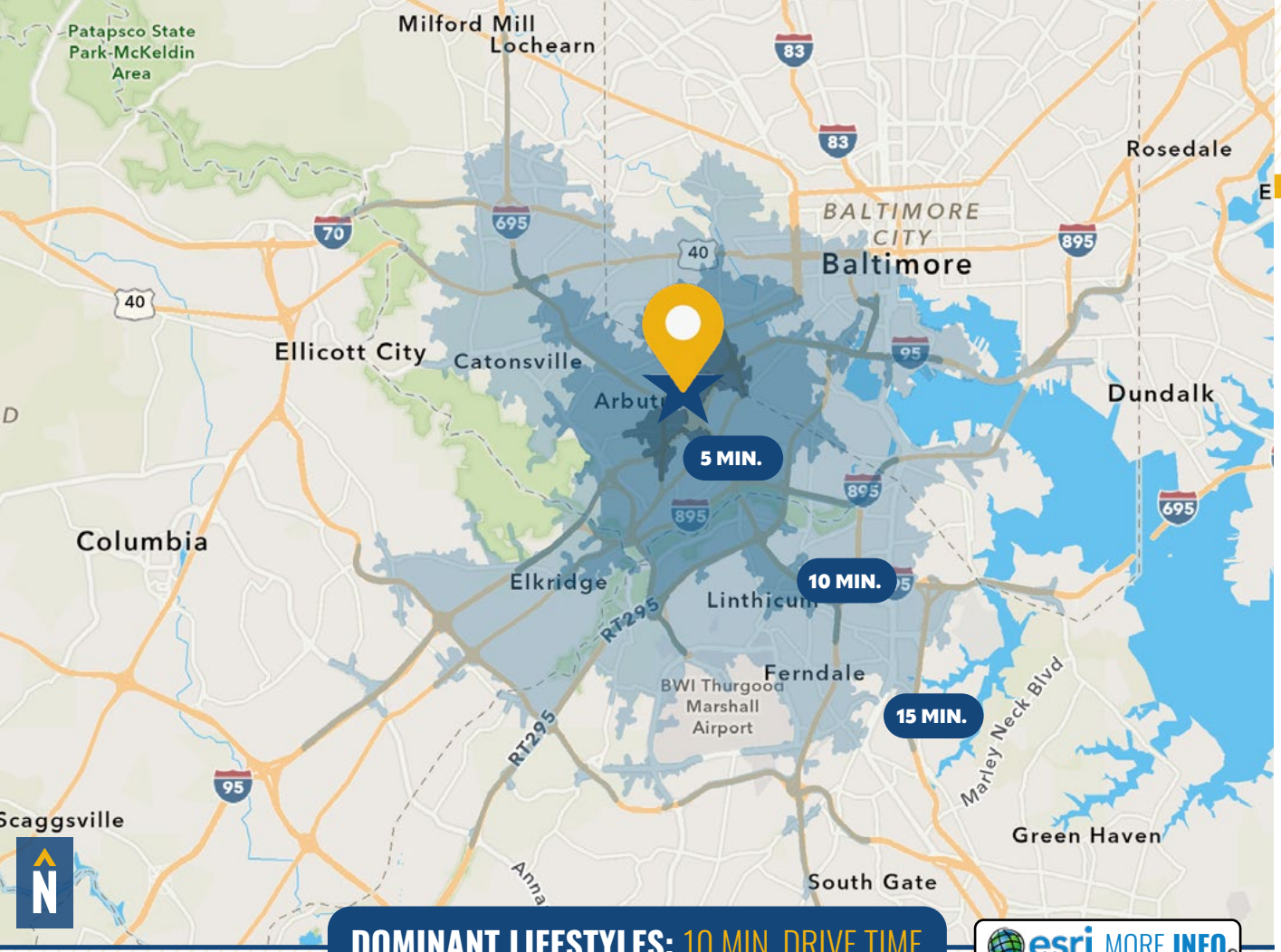
INTERIOR **PHOTOS**











DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

esri MORE INFO

12% CITY GREENS



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

9% DREAMBELT



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

8% MODEST-INCOME HOMES



A substantial number of these residents are single individuals living alone, and a signif-icant portion of the population is under 18. They tend to frequent fast food restaurants, convenience stores and discount stores.

DEMOGRAPHICS

2026

	5 MIN.	10 MIN.	15 MIN.
RESIDENTIAL POPULATION	2,886	44,072	154,034
DAYTIME POPULATION	9,790	96,439	367,272
AVERAGE HOUSEHOLD INCOME	$108,296	$97,499	$106,917
NUMBER OF HOUSEHOLDS	2,382	31,356	125,369
MEDIAN AGE	40.5	36.8	37.2

FULL DEMOS REPORT

ARBUTUS, MD

Arbutus is an established suburban community in southwestern Baltimore County, Maryland, located just outside Baltimore City. The community offers convenient access to major transportation routes including Interstate 95, I-695, and the MARC commuter rail line, providing connections to Downtown Baltimore, Washington, DC, and other regional employment centers. BWI Marshall Airport is approximately five miles south, while Fort Meade is less than 15 miles away. Arbutus features a mix of established single-family neighborhoods, townhomes, local businesses, and community amenities.

A defining feature of Arbutus is its combination of suburban character and strong regional connectivity. The University of Maryland, Baltimore County is located in the community and serves as a major educational and employment anchor, with approximately 13,500 undergraduate and graduate students. Residents also benefit from proximity to Patapsco Valley State Park, which encompasses more than 16,000 acres and 200 miles of trails, along with neighborhood parks, recreation facilities, restaurants, and community events.



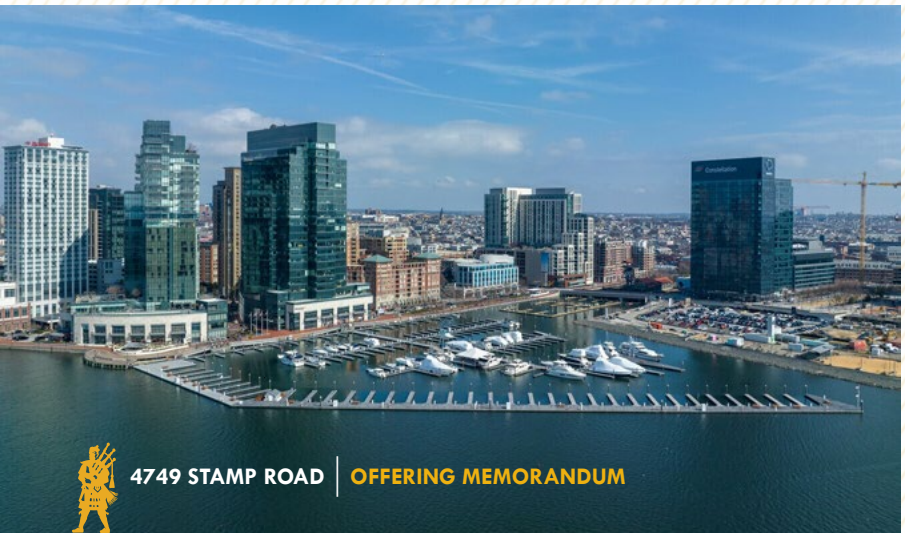












BALTIMORE CITY, MD

Baltimore City is located in central Maryland along the Patapsco River and the Chesapeake Bay and serves as an independent city separate from any county. It is the largest city in the state and anchors the broader Baltimore metropolitan area. The city includes well known neighborhoods such as Downtown, Federal Hill, Fells Point, Canton, Mount Vernon, and Roland Park, along with a wide range of established residential communities and commercial corridors. Its waterfront setting and historic port have shaped its development as a major East Coast urban center.

A defining feature of Baltimore City is the Port of Baltimore and its long standing role in shipping, manufacturing, and trade. Historically a major industrial hub, the city has evolved into a diversified economy centered on healthcare, higher education, government, finance, logistics, and tourism. Major research institutions and hospital systems drive employment and innovation, while the Inner Harbor, stadium complexes, and cultural institutions support hospitality and visitor activity. This mix of legacy industry and modern service sectors continues to influence office demand, residential redevelopment, and mixed use investment across the city.

- Johns Hopkins University and Health System
- University of Maryland Medical System
- T. Rowe Price
- Under Armour
- Baltimore City Public Schools
- Amazon
- M&T Bank
- Mercy Medical Center
- Sinai Hospital
- Horseshoe Casino Baltimore

From a growth and planning perspective, Baltimore City reported a 2020 population of approximately 585,000 residents. While the city has experienced long term population decline from its mid 20th century peak, recent efforts have focused on neighborhood revitalization, vacant property reduction, infrastructure upgrades, and public safety improvements. Strategic planning initiatives emphasize equitable development, transit oriented investment, waterfront redevelopment, and support for housing, retail services, schools, and workforce development to strengthen long term economic stability and quality of life.

CONFIDENTIALITY & **DISCLAIMER**

MacKenzie Commercial Real Estate Services, LLC is the exclusive agent for the sale of this property and, as such, will act as the Seller's Agent. Consequently, the prospective purchaser should not disclose any confidential information to MacKenzie Commercial Real Estate Services.

This Offering Memorandum was prepared by MacKenzie Commercial Real Estate Services, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors that, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form and do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services is not authorized to make any representations or agreements on behalf of Seller.

This Offering Memorandum is the property of MacKenzie Commercial Real Estate Services, and may be used only by parties approved by MacKenzie Commercial Real Estate Services. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to MacKenzie Commercial Real Estate Services, and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of MacKenzie Commercial Real Estate Services and Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.









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