

# FOR SALE

 Baltimore City, MD

# 1920 BENHILL AVENUE

CURTIS BAY, MD 21226

## FOR SALE

23,040 SF ± between two buildings

## ZONING

M-1  
Maritime Industrial

## LOT SIZE

3.57 GROSS Acres ±

## LOADING

Dock and drive-in

## POWER

Heavy

## RE TAXES

\$13,782

## FLOOD PLAIN ZONE

Small minimum hazard area - Zone X

## HIGHLIGHTS

- ▶ Favorable zoning allows for a great opportunity for contractors, manufacturers and distributors.
- ▶ Qualified Opportunity Zone
- ▶ Qualified Enterprise Zone
- ▶ Qualified Hub Zone

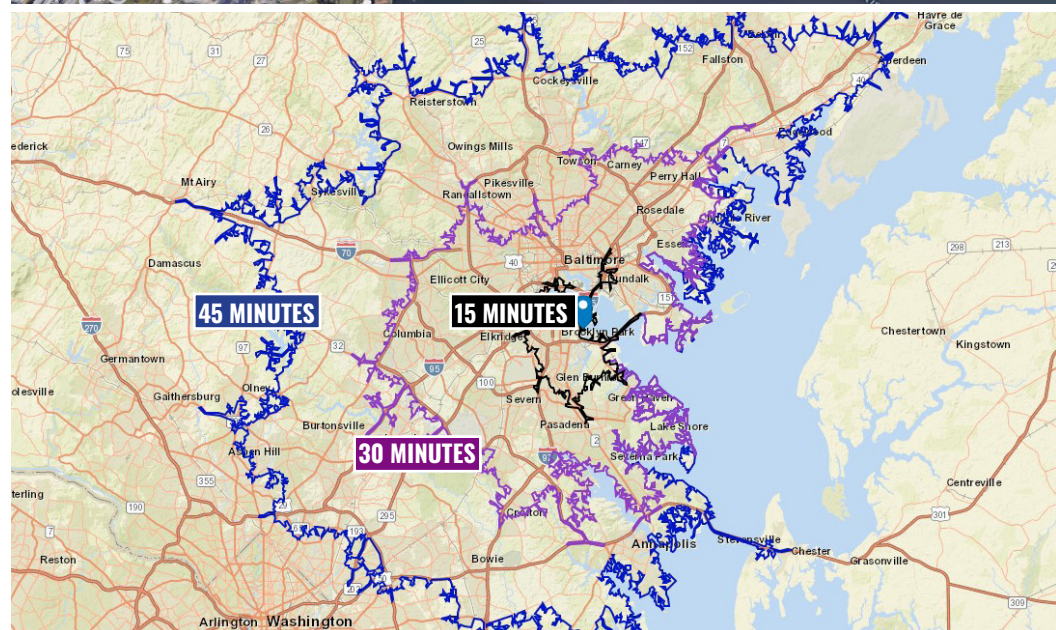


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# LOCATION & DRIVE TIMES

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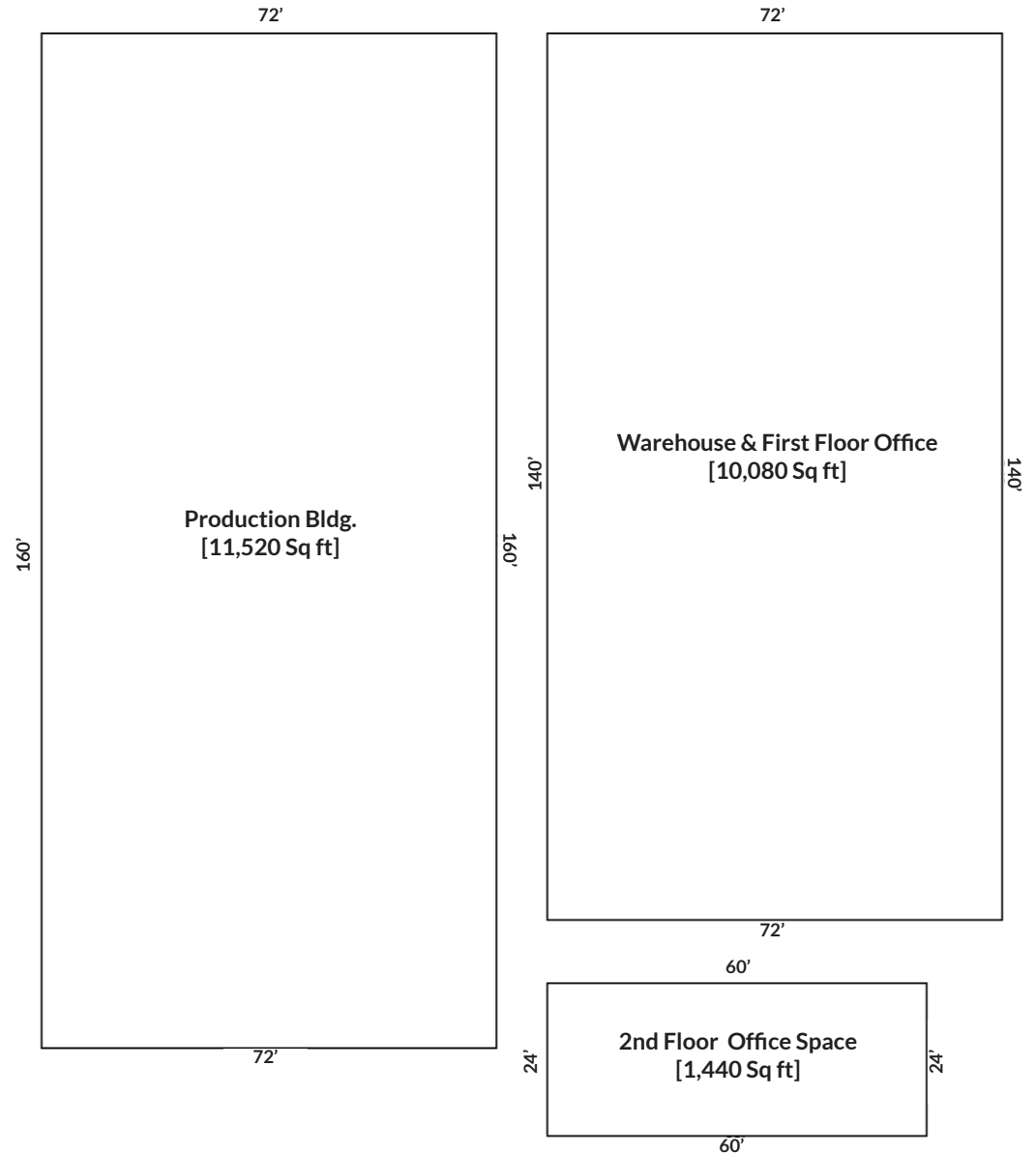
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# BUILDING PLANS

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Living Area		Calculation Details
2nd Floor Office Space	1,440 SF	24 x 60 = 1,440
Warehouse & First Floor Office	10,080 SF	140 x 72 = 10,080
Production Bldg.	11,520 SF	160 x 72 = 11,520
<b>Total Living Area (Rounded)</b>	<b>23,040 SF</b>	



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# SITE SURVEY

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