



FLEX/ OFFICE BUILDING ON .43 AC $\pm$

3430 2ND STREET | BALTIMORE, MARYLAND 21225

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3-story, 19,200 SF $\pm$ flex/office building
- All 3 floors are elevator served
- Separate men's and women's restrooms and a kitchenette on each floor
- Large windows provide abundant natural daylight
- Geothermal heating and solar panels offer potential energy-efficiency benefits and savings
- Adjacent 0.28-acre gravel lot provides additional parking area/footprint

BUILDING SIZE:

19,200 SF $\pm$ (3 STORIES)

LOT SIZE:

.43 ACRES $\pm$ (2 PARCELS)

SLAB TO SLAB:

15' $\pm$ (1ST FL.) / 13' (2ND/3RD FL.)

DRIVE-INS:

2

POWER:

3-PHASE 120/208V 225A

ZONING:

I-1 (LIGHT INDUSTRIAL DISTRICT)

SALE PRICE:

NEGOTIABLE



AERIAL

 DRIVE-IN

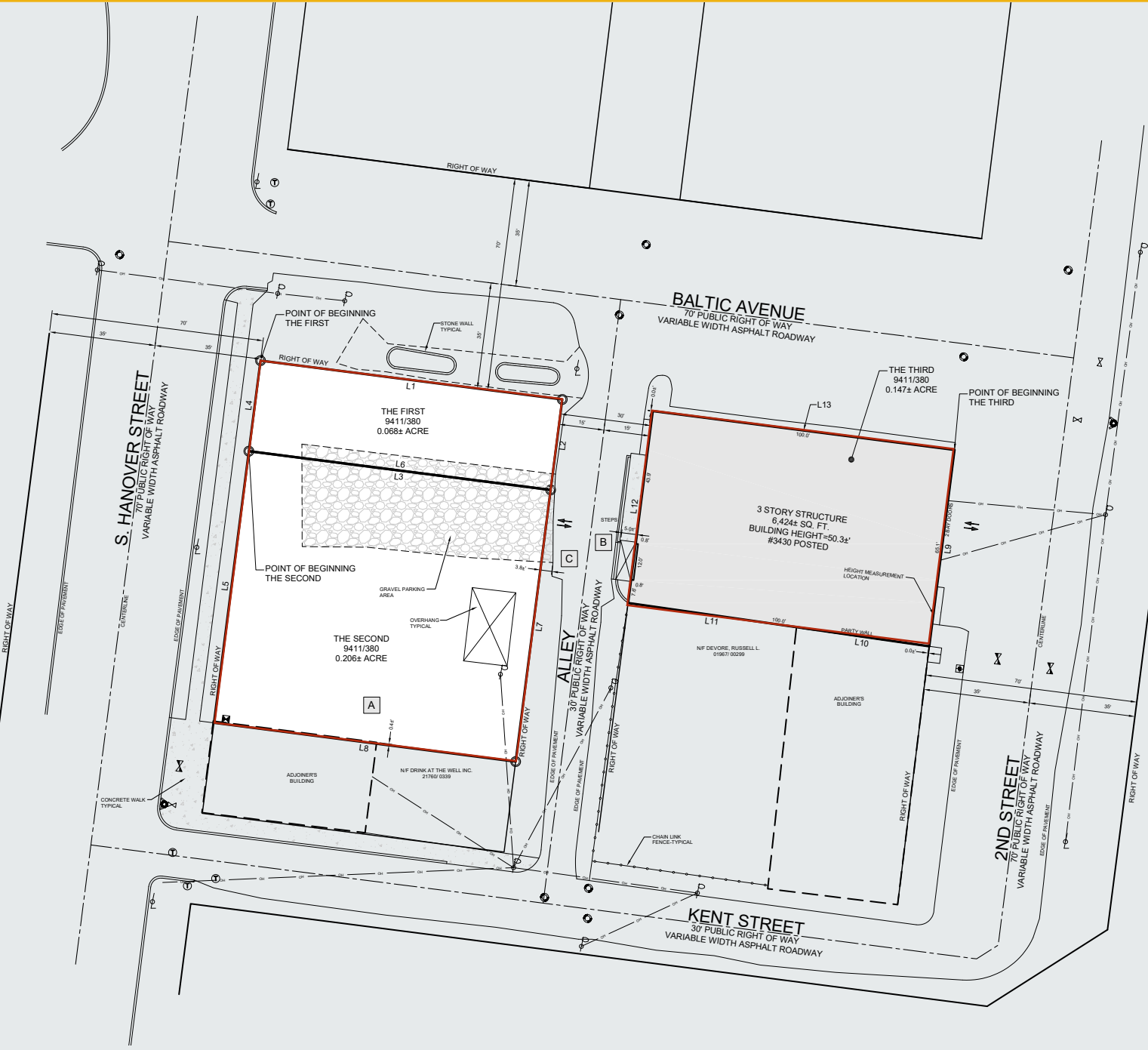


S HANOVER ST

BALTIC AVE

2ND ST





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(R)	100.00'	EASTERLY
L1(M)	100.00'	S82° 40' 18"E
L2(R)	30.00'	SOUTHERLY
L2(M)	30.00'	S7° 19' 42"W
L3(R)	100.00'	WESTERLY
L3(M)	100.00'	N82° 40' 18"W
L4(R)	30.00'	NORTHERLY
L4(M)	30.00'	N7° 19' 42"E
L5(R)	90.00'	SOUTHWESTERLY
L5(M)	90.00'	N7° 19' 42"E
L6(R)	100.00'	SOUTHEASTERLY
L6(M)	100.00'	S82° 40' 18"E
L7(R)	90.00'	NORTHEASTERLY
L7(M)	90.00'	N7° 19' 42"E
L8(R)	100.00'	NORTHWESTERLY
L8(M)	100.00'	N82° 40' 18"W
L9(R)	65'-1"	SOUTHWESTLY
L9(M)	65.08'	S7° 19' 42"W
L10(R)	44'-1"	NORTHWESTERLY
L10(M)	44.08'	N81° 46' 34"W
L11(R)	55'-11"	NORTHWESTERLY
L11(M)	55.92'	N81° 50' 35"W
L12(R)	63'-10"	NORTHEASTERLY
L12(M)	63.59'	N7° 19' 45"E
L13(R)	100.00'	SOUTHEASTERLY
L13(M)	100.00'	S82° 40' 18"E

LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE

LIGHT POLE

GUY WIRE

ELECTRIC MANHOLE

ELECTRIC METER

ELECTRIC VAULT

TRANSFORMER

AIR CONDITIONER UNIT

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

CABLE BOX

STORM DRAIN MANHOLE

STORM DRAIN INLET

STORM PIPE

GREASE TRAP

OVERHEAD WIRES

UNDERGROUND ELECTRIC LINE

GAS LINE

WATER LINE

STORM DRAIN LINE

SEWER LINE

RAILROAD TRACKS

TRAFFIC SIGNAL BOX

SIGNAL LIGHT POLE

SIGNAL LIGHT

VAULT

SIGN

TOWER

MONITORING WELL

FLAG POLE

WATER VALVE

FIRE HYDRANT

SIAMESE FIRE HYDRANT

WATER MANHOLE

BACKFLOW PREVENTER

WATER METER

WELL HEAD

POINT OF ACCESS

CONCRETE HATCH

SANITARY MANHOLE

CLEAN OUT

GAS MANHOLE

GAS VALVE

GAS METER

HANDICAPPED PARKING

MITERED END SECTION

BENCHMARK

RECORD

MEASURED

CALCULATED

VOL. VOLUME

PG. PAGE

O.R. OFFICIAL RECORDS

P.B. PLAT BOOK

CMP. CORRUGATED METAL PIPE

LOCAL BIRDSEYE



REGIONAL ACCESS



DRIVING DISTANCE TO:

INTERSTATE 895
0.5 MILES
4 MIN. DRIVE

INTERSTATE 95
2.0 MILES
5 MIN. DRIVE

295
2.2 MILES
5 MIN. DRIVE

PORT OF BALTIMORE
1.4 MILES
4 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

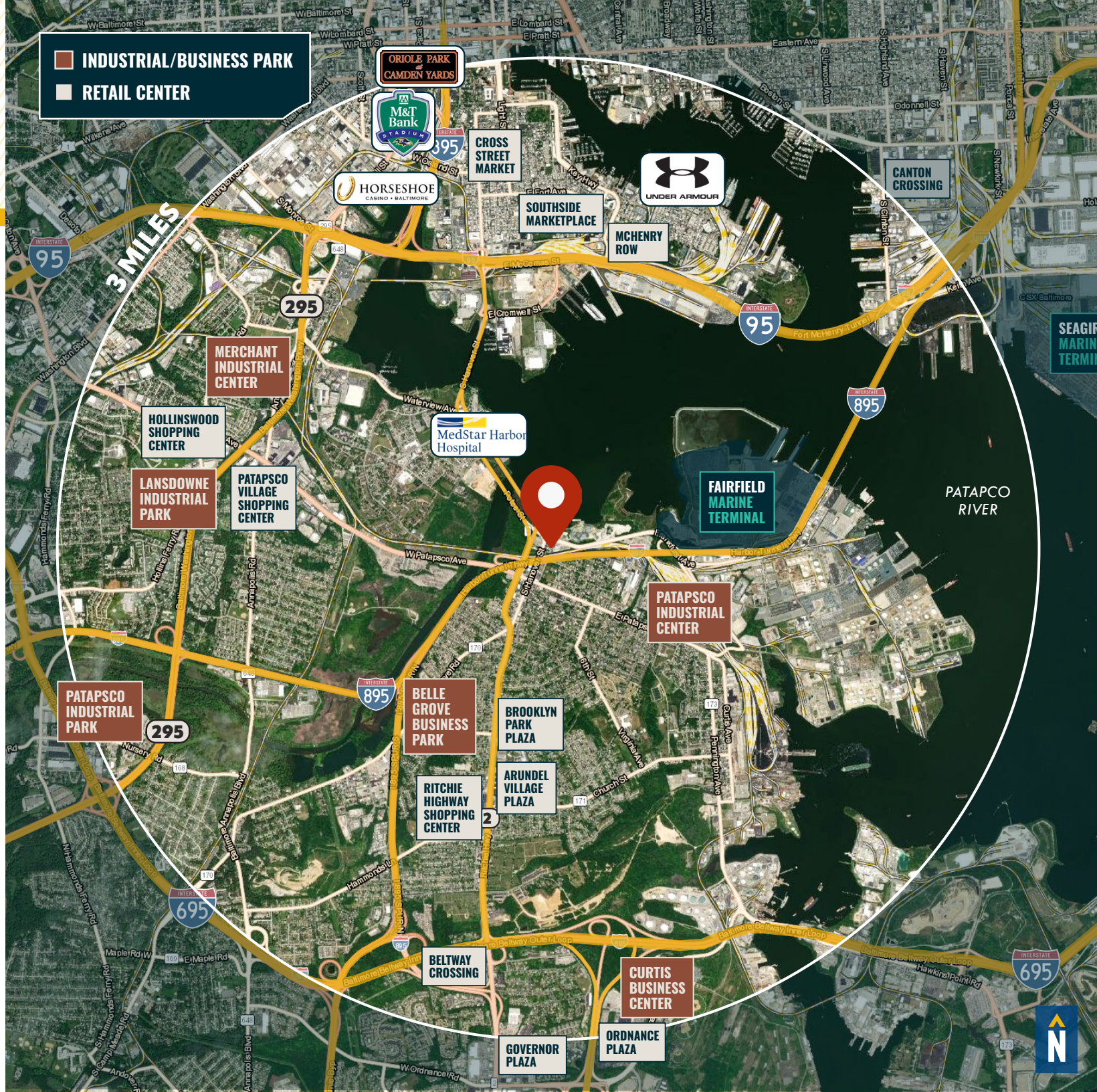
BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
10.1 MILES
12 MIN. DRIVE

BALTIMORE, MD
4.5 MILES
10 MIN.

WASHINGTON, DC
39.0 MILES
45 MIN.

PHILADELPHIA, PA
103.0 MILES
1 HR. 40 MIN.

RICHMOND, VA
148.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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