

SALE/LEASE

Baltimore, Maryland

4207 MENLO DRIVE

BALTIMORE, MD 21215

AVAILABLE

Building 1 : 12,345 sf ±
Building 2 : 8,778 sf ±
Total : 21,123 sf ±

ZONING

I-1 Baltimore City Designation for Light Industrial

OCCUPANCY

Immediate

SALE PRICE

Negotiable

LEASE RATE

Negotiable

CEILING HEIGHT

Building 1: 10' clear
Building 2: 12' clear

LOADING

Building 1: 2 at-grade drive-in doors
Building 2: 4 at-grade drive-in doors
1 platform (van high) dock door

SPRINKLERS

Wet

ELECTRIC SERVICE/POWER

Building 1:
200 amps single phase
200 amps/3 phase (277/480 volt)

Building 2:
400 amps of single phase
200 amps/3 phase (277/480 volt)

HIGHLIGHTS

- » Recently renovated in 2020
- » Qualified HUB Zone



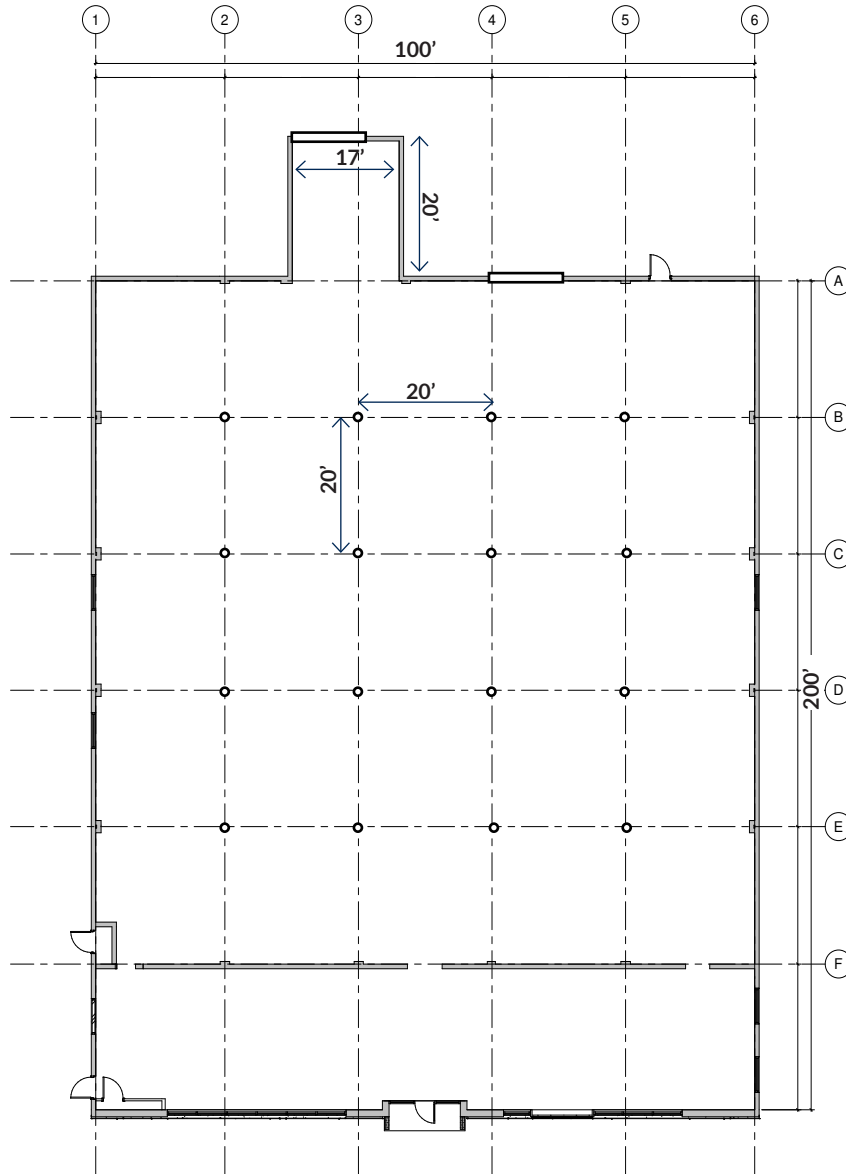
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BUILDING #1 PLAN

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12,345 SF ±
AVAILABLE



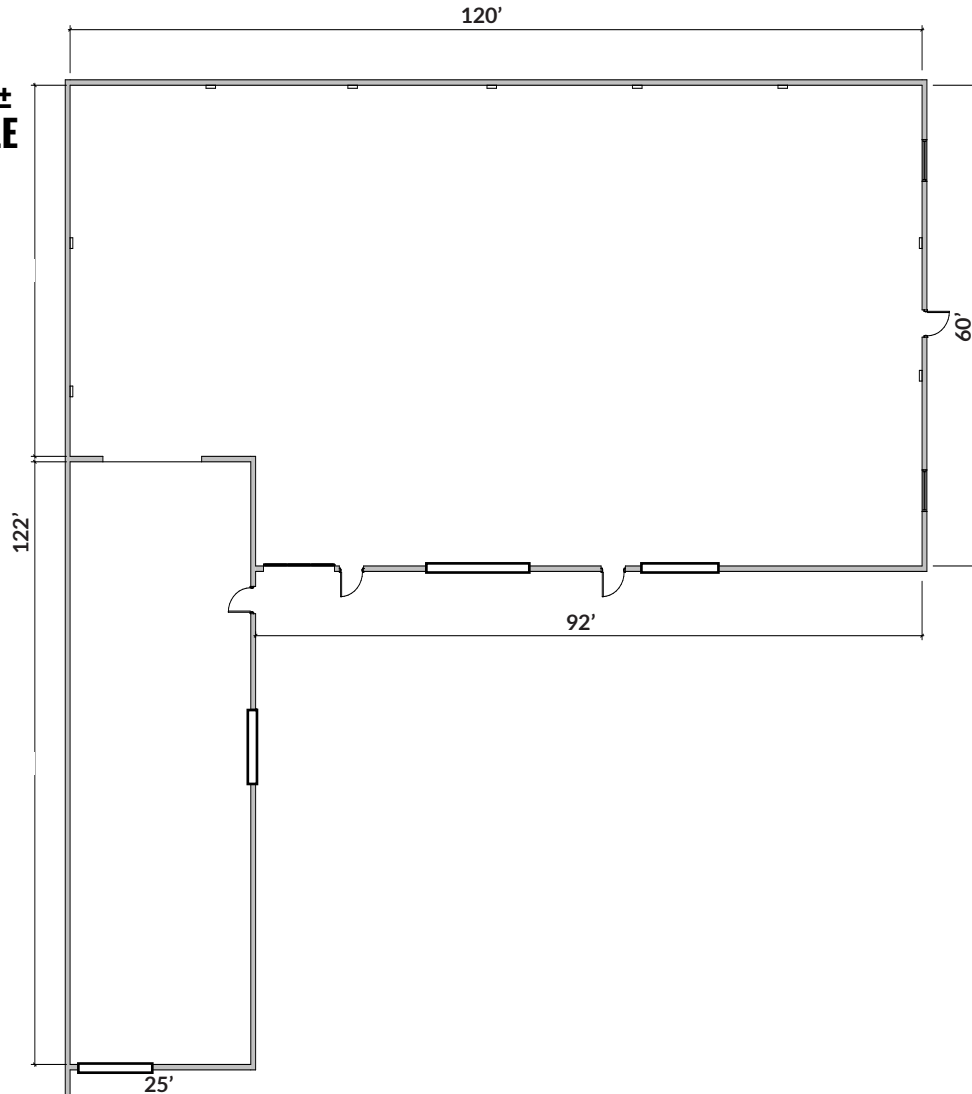
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BUILDING #2 PLAN

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**8,778 SF ±
AVAILABLE**

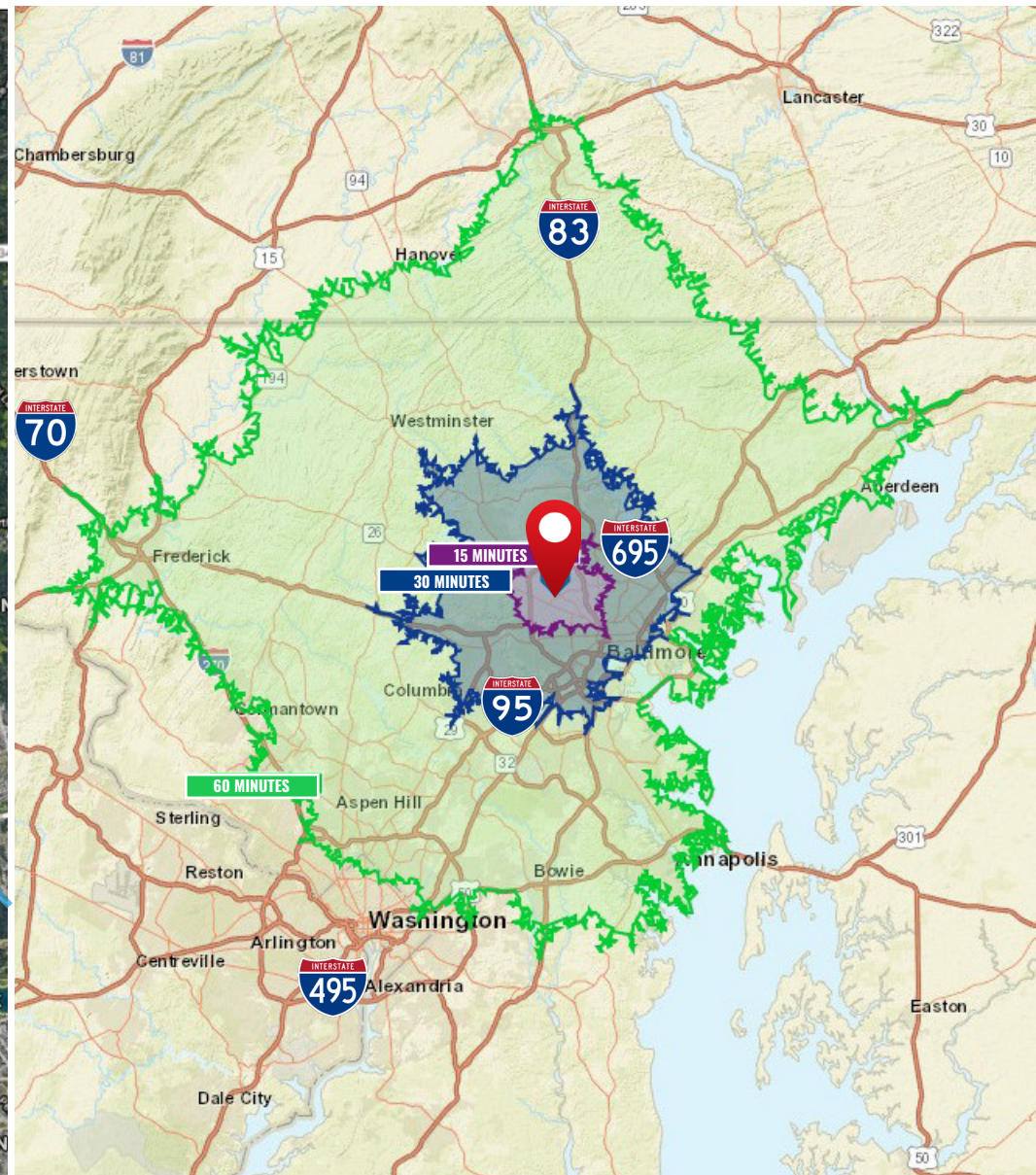
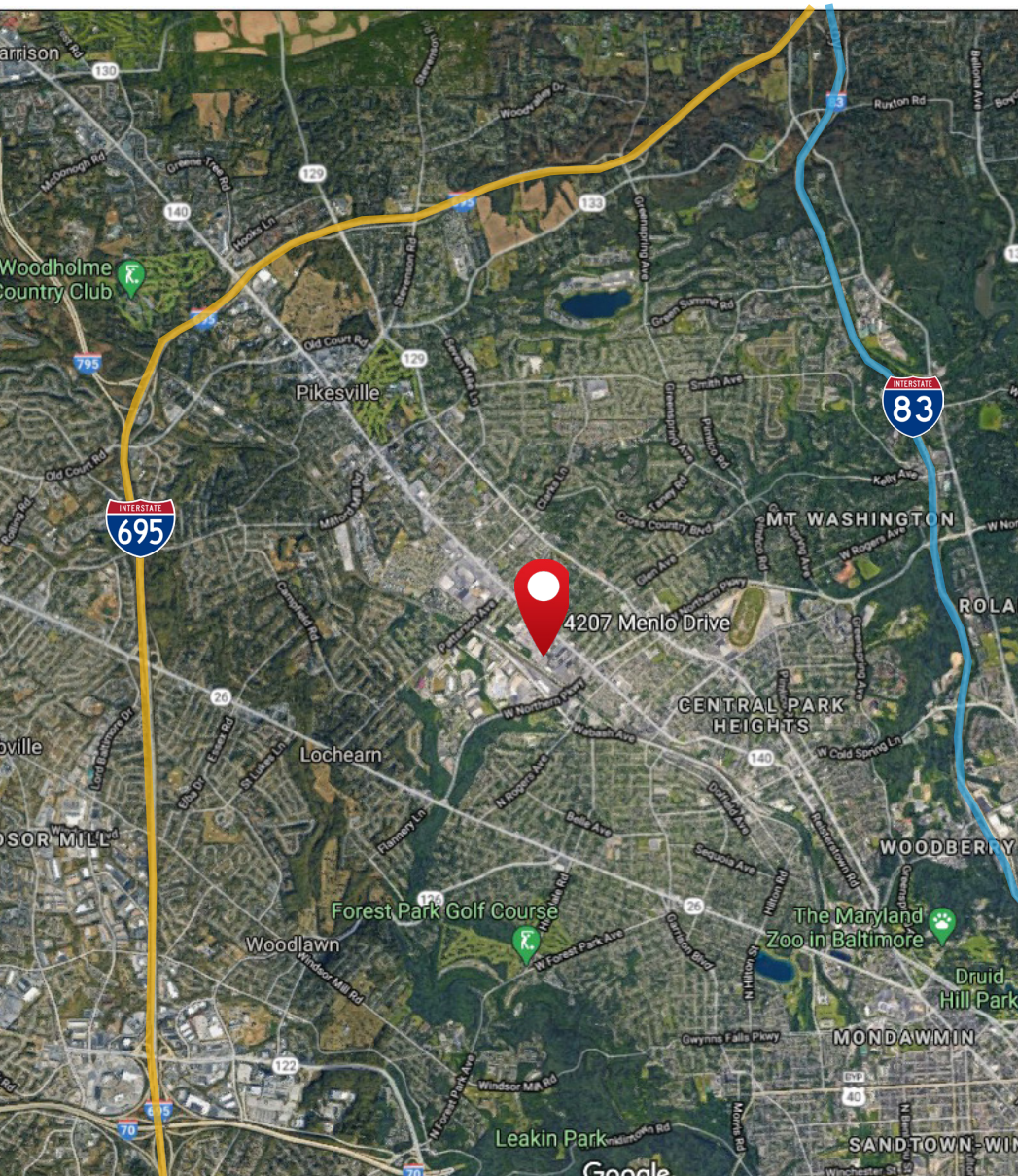


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LOCATION & DRIVE TIMES

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SITE PLAN

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SITE SIZE: 1.032 AC ±
TOTAL BUILDING SF : 21,123 SF ±

