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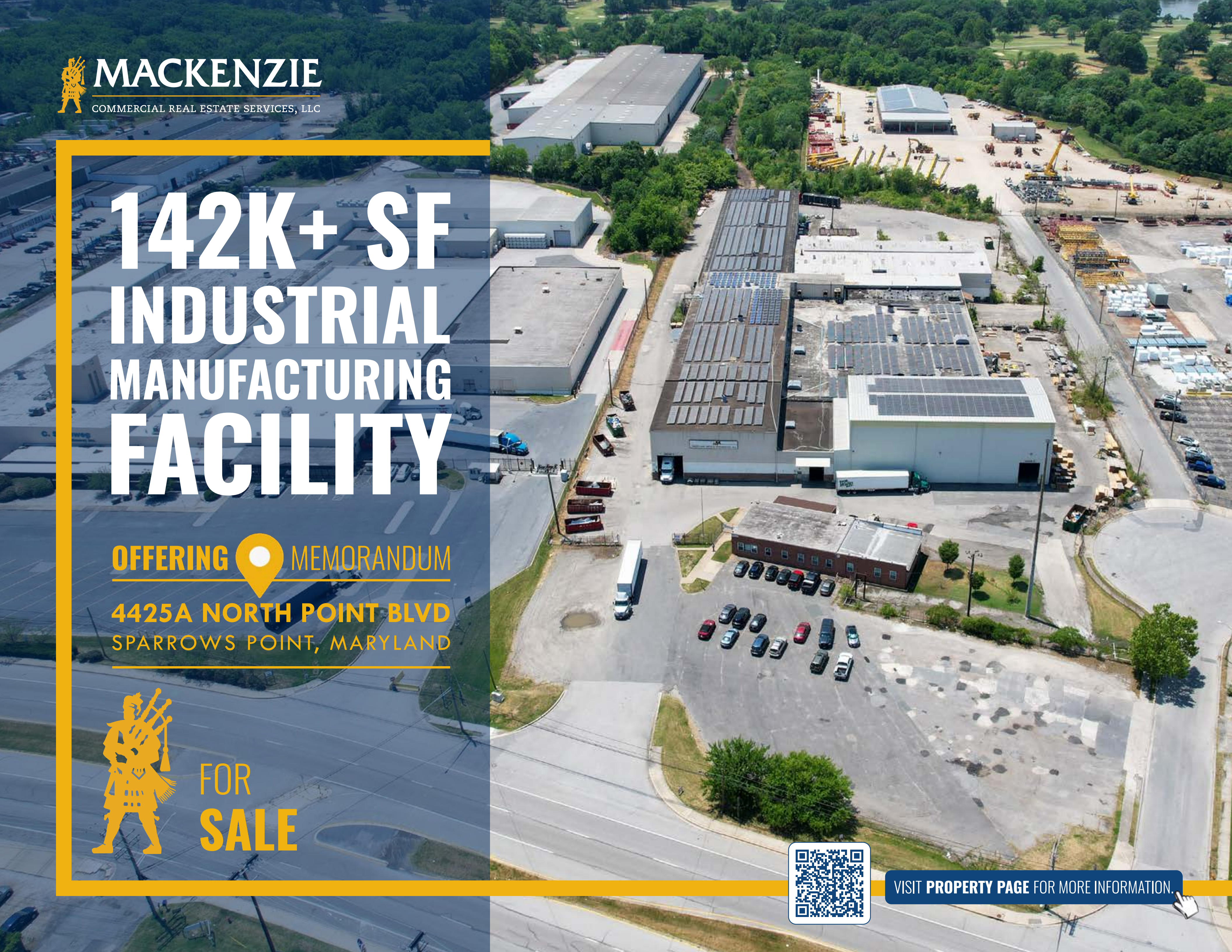


142K+ SF INDUSTRIAL MANUFACTURING FACILITY

OFFERING MEMORANDUM

4425A NORTH POINT BLVD
SPARROWS POINT, MARYLAND

FOR **SALE**

VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

EXECUTIVE **SUMMARY**

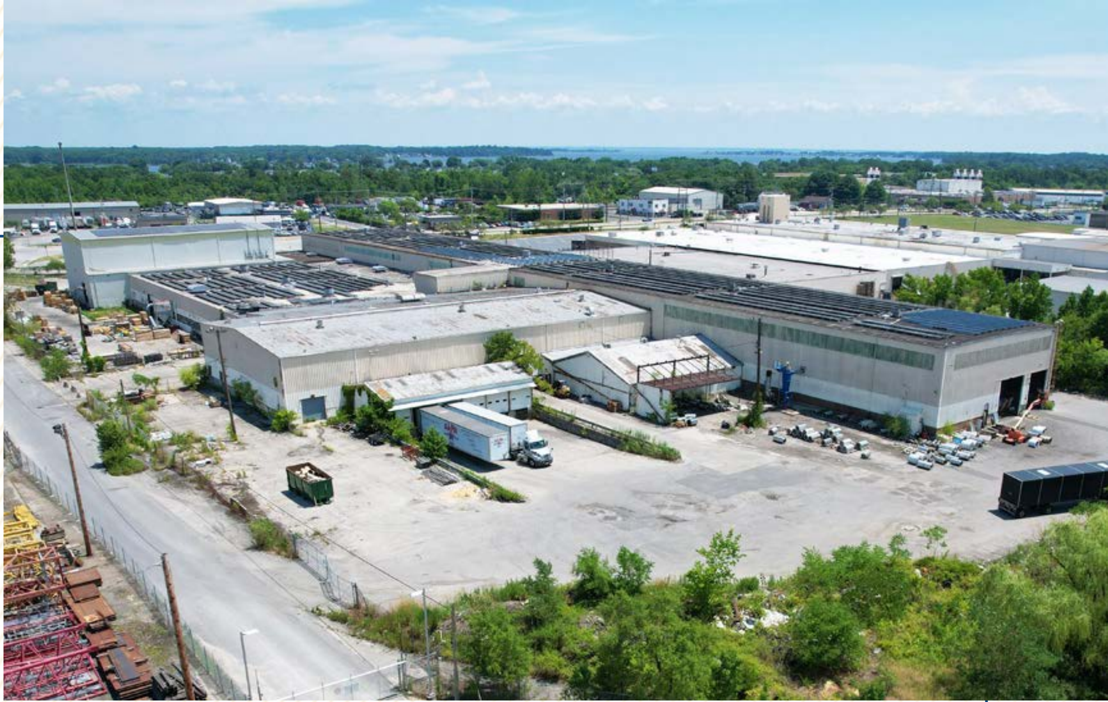
4425A NORTH POINT BLVD

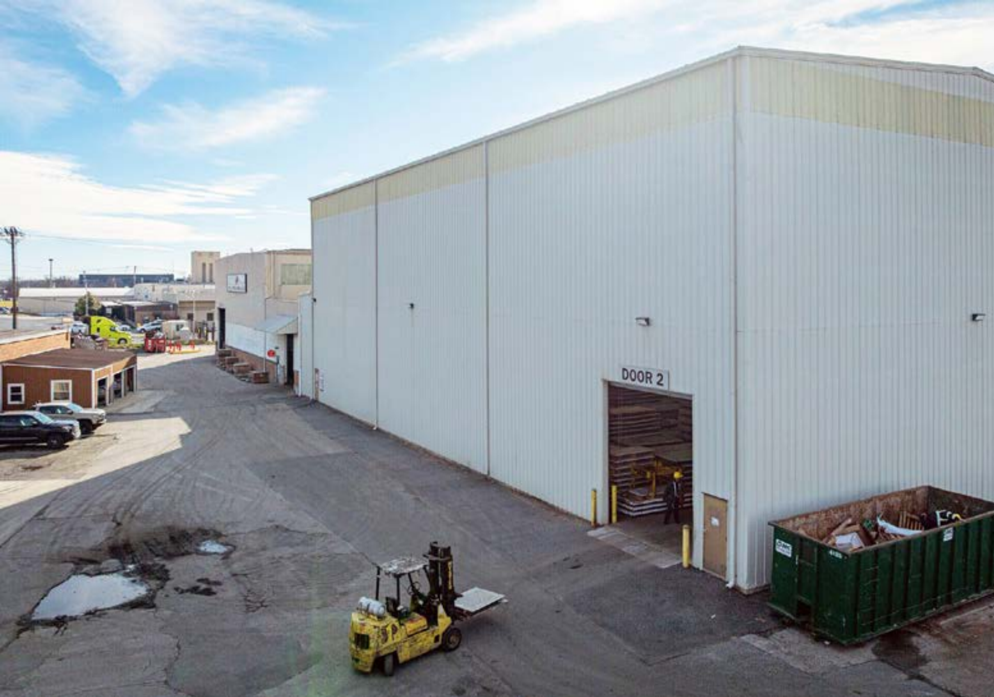
SPARROWS POINT, MARYLAND 21219

100% LEASED TO MILL STEEL COMPANY

BUILDING SIZE:	142,650 SF ±
LOT SIZE:	10.01 ACRES ±
YEAR BUILT:	1958
DOCKS:	6 POSITIONS (LOADING WELL)
DRIVE-INS:	13 (OVERSIZED) *[2 CSX RAIL SERVED]*
ZONING:	ML IM, MH IM, ML AS, BR AS
SALE PRICE:	**NEGOTIABLE**

MacKenzie Commercial Real Estate Services, LLC exclusively represents the ownership with the sale of **4425A North Point Boulevard** in Sparrows Point, Maryland.





PROPERTY **HIGHLIGHTS**

- Credit tenant: Mill Steel Company, following its acquisition of Maryland Metals in November 2024
- 3 years of lease term left
- 142,650 SF ± heavy industrial manufacturing facility on 10 acres ±
- CSX rail-served property
- Five (5) overhead cranes supporting heavy manufacturing operations
- Excellent clear heights and heavy floor load capacity
- Dedicated on-site electrical substation with significant power capacity
- Solar panel system reducing operating and utility costs
- Approximately 2.0 acres ± of excess land for outdoor storage or future expansion
- Strategic Baltimore location with excellent access to I-695, I-95, the Port of Baltimore, and regional transportation networks
- Functional loading configuration suitable for manufacturing, fabrication, and distribution users
- Rare combination of rail service, crane capacity, excess land, and high-power infrastructure

PROPERTY **SPECS**

Address:	4425A North Point Boulevard Sparrows Point, MD 21219
Parcel ID:	15-2200006145
Site Size:	10.01 Acres ±
Building Size:	142,650 SF ± (including 5,000 SF ± standalone office)
Year Built:	1958
Stories:	1
Slab Depth:	8" Concrete
Clear Height:	17'-35' ± to crane rails
Loading Docks:	6 positions (loading well)
Drive-Ins:	13 (oversized) 2 CSX rail served on back end of bldg.
Sprinkler:	Yes: Dry System (currently disconnected)
Rail Spots:	Yes (CSX)
Cranes:	Five (5) total -Three (3) Twenty (20) ton -Two (2) Fifteen (15) ton
Power:	3 phase (heavy) *Building has its own BGE Substation*
Solar Panels:	Yes (2014)
Utilities	Public water, sewer, and natural gas

Zoning (Baltimore County, MD):

ML IM (Manufacturing, Light, Industrial, Major District): **7.30 AC ±**

MH IM (Manufacturing, Heavy, Industrial, Major District): **1.29 AC ±**

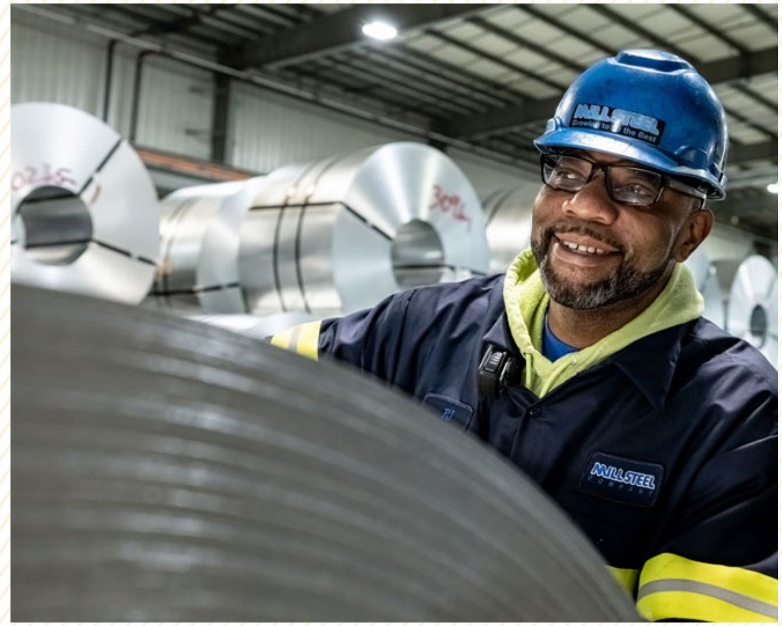
ML AS (Manufacturing, Light, Automotive Services Overlay): **1.01 AC ±**

BR AS (Business Roadside, Automotive Services Overlay): **0.41 AC ±**

TENANT OVERVIEW

MILL STEEL COMPANY

SIZE:	LEASE EXP.:
142,650 SF ±	11/01/2029



Founded in 1959 and headquartered in Grand Rapids, Michigan, **Mill Steel Company** is one of North America's premier flat-rolled steel and aluminum distributors. Ranked #14 on the Metal Center News Top 50 Service Centers list and recognized as one of the top women-owned businesses in Michigan, the company operates under the leadership of CEO Pam Heglund. Mill Steel has built a reputation for a "customer-first" culture, matching large-scale industrial distribution with highly responsive, tailored supply chain solutions.

CORE PRODUCTS & CAPABILITIES

Mill Steel specializes in a comprehensive inventory of flat-rolled metal products, ensuring full material certification with every shipment. Their core offerings include:

- **Materials:** Hot-rolled steel, cold-rolled steel, stainless steel, aluminum, and specialty metal framing.
- **Coated & Painting Products:** Advanced processing for galvanized, galvanneal, galvalume, aluminized, and prepainted coil stock.
- **Processing Specs:** Highly flexible processing capabilities across 30 production lines, handling material gauges ranging from .010" to .500" and coil widths up to 72 inches.

FOOTPRINT & LOGISTICS NETWORK

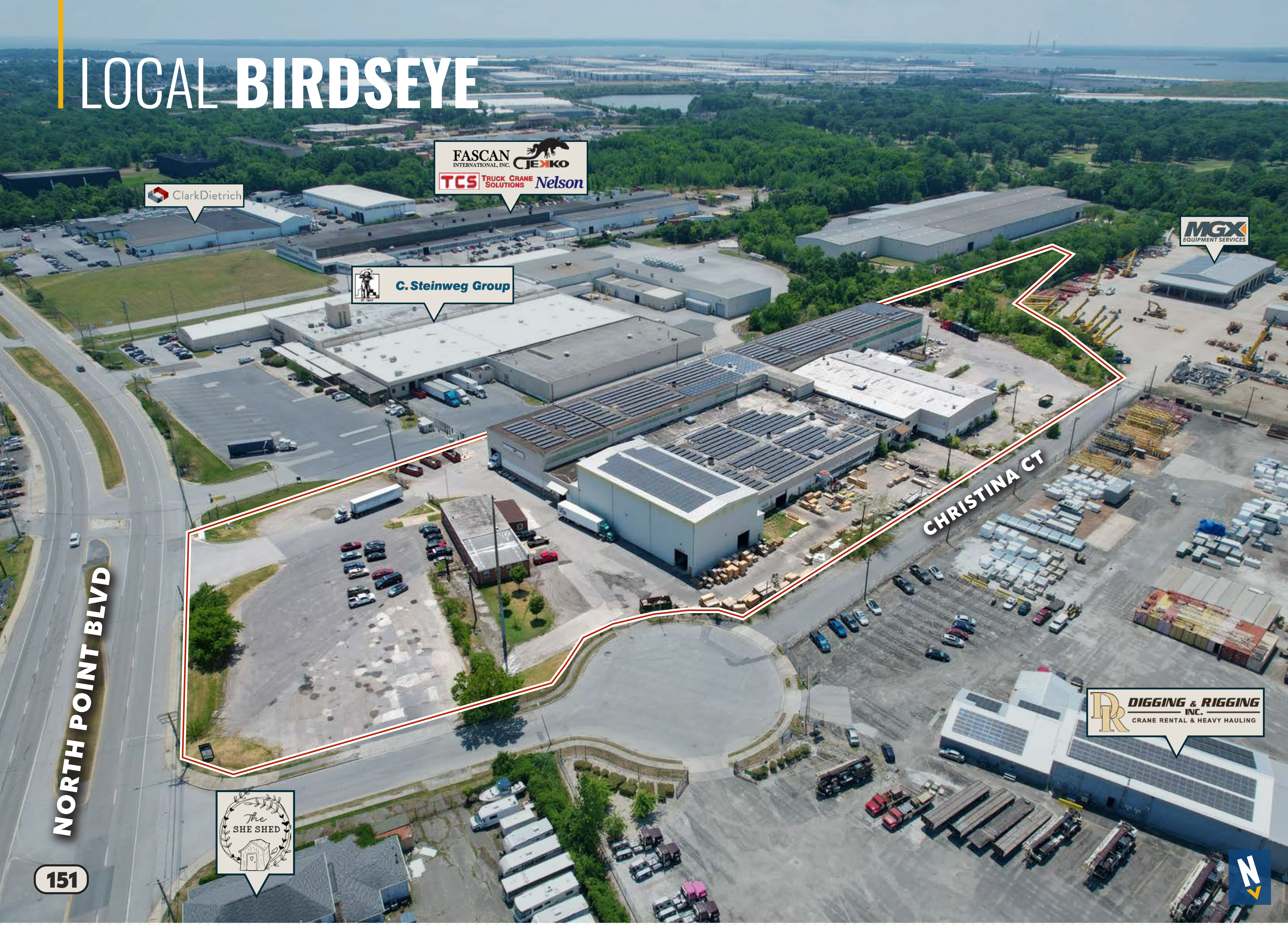
With seven strategically located structural processing and service centers across the United States—including a major, recently expanded footprint at the Portside facility in Houston, Texas—Mill Steel optimizes regional freight logistics. Their extensive network of 30 production lines minimizes lead times and guarantees prompt, reliable delivery to major industrial hubs nationwide.

TARGET MARKETS

Mill Steel delivers tailored, market-specific solutions across a highly diverse array of demanding sectors, including:

- Automotive and Transportation
- Building, Construction and Metal Framing
- HVAC and Major Appliances
- Solar Energy and Data Centers
- Agriculture, Office Furniture and Oil & Gas

LOCAL BIRDSEYE



TRADE AREA

1.0 MILES
3 MIN. DRIVE

5.6 MILES
12 MIN. DRIVE

6.6 MILES
12 MIN. DRIVE

6.0 MILES
12 MIN. DRIVE
(DUNDALK MARINE TERMINAL)

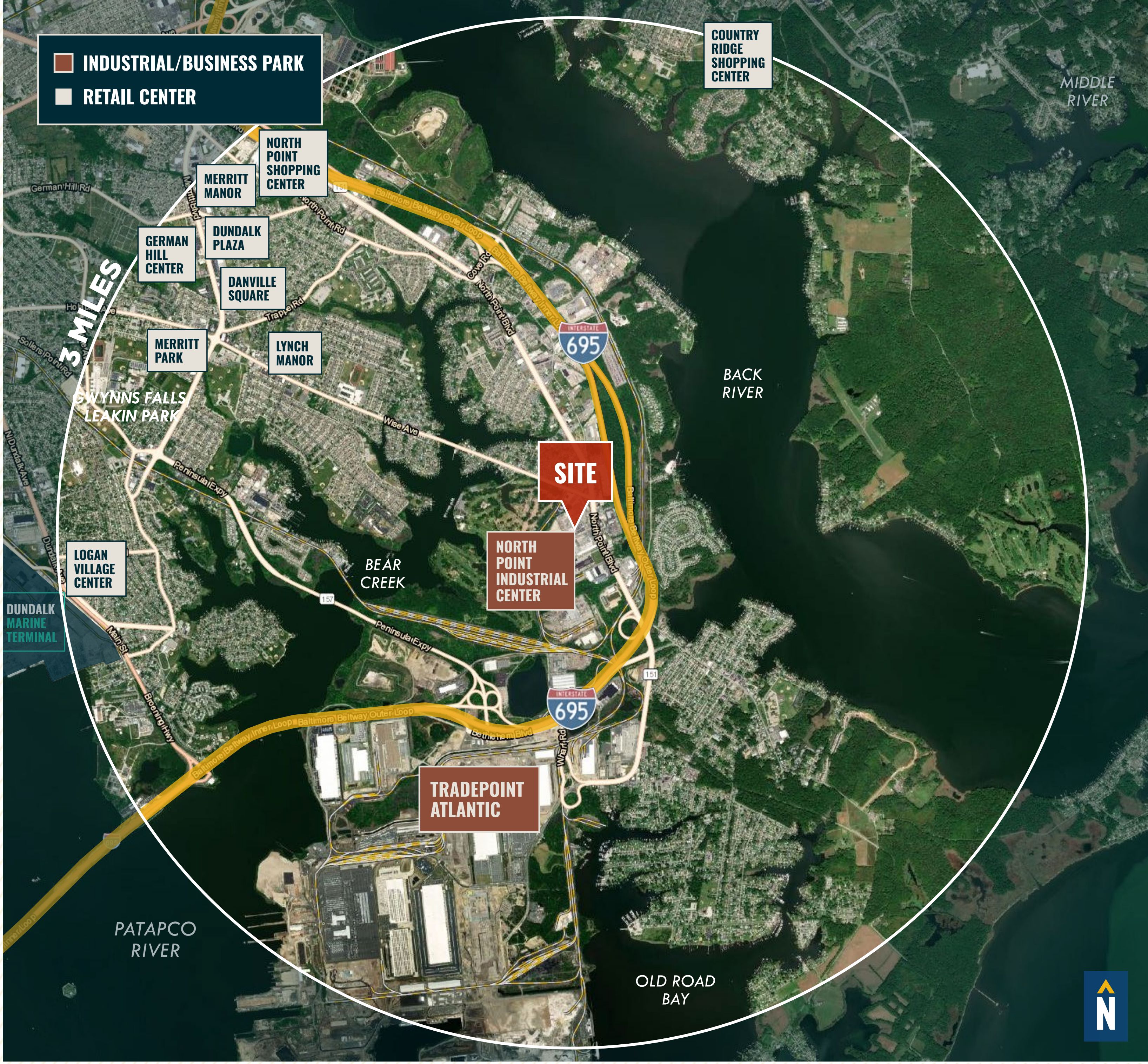
19.4 MILES
24 MIN. DRIVE

BALTIMORE, MD 9.9 MILES **20 MIN.**

WASHINGTON, DC 48.4 MILES **55 MIN.**

PHILADELPHIA, PA 103.0 MILES **1 HR. 40 MIN.**

RICHMOND, VA 165.0 MILES **2 HRS. 30 MIN.**



STRATEGIC **LOCATION**

Situated in the heart of Baltimore County's booming industrial corridor, 4425A North Point Boulevard represents a premier, high-value asset location for industrial investors. Long recognized for its legacy in heavy manufacturing, Sparrows Point has revitalized into a dynamic logistics, maritime, and clean-energy hub. This address is a critical gear in the Mid-Atlantic supply chain, securing a land-constrained, high-barrier-to-entry location backed by heavy power infrastructure, elite logistics, and massive regional momentum that ensures long-term tenant demand and capital appreciation.

ELITE INTERMODAL CONNECTIVITY AND PORT ACCESS

The property sits directly adjacent to the Port of Baltimore, one of the nation's busiest shipping hubs, providing a massive competitive advantage for international import/export, bulk commodities, or heavy processing. Frictionless access to the I-695 interchange connects seamlessly to I-95, putting roughly one-third of the U.S. population within a single day's truck drive. This highway efficiency is bolstered by short-line rail infrastructure linking directly to Class I rail giants CSX and Norfolk Southern, offering a substantial cost advantage for heavy freight logistics.

THE POWER OF THE TRADEPOINT ATLANTIC ECOSYSTEM

The asset benefits immensely from its integration into the broader Tradepoint Atlantic macro-environment, a 3,300-acre global logistics center. Investors are positioned alongside major distribution facilities operated by Amazon, FedEx, Under Armour, Home Depot, and McCormick, establishing a stable, institutional-grade submarket with high rental rates. Unlike standard greenfield developments, this corridor features heavy power, gas lines, and wastewater infrastructure inherited from the site's industrial history, making it highly attractive to specialized manufacturing and logistics tenants like Mill Steel and Maryland Metals Processing.

FRONT ROW TO THE OFFSHORE WIND BOOM

Furthermore, Sparrows Point serves as the premier epicenter for the East Coast's rapidly growing offshore wind industry. Major investments like US Wind's Sparrows Point Steel facility are establishing massive fabrication yards just down the boulevard, positioning 4425A North Point Boulevard to capture overflow demand and tier-one suppliers tied directly to these multi-billion-dollar clean energy projects.

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.

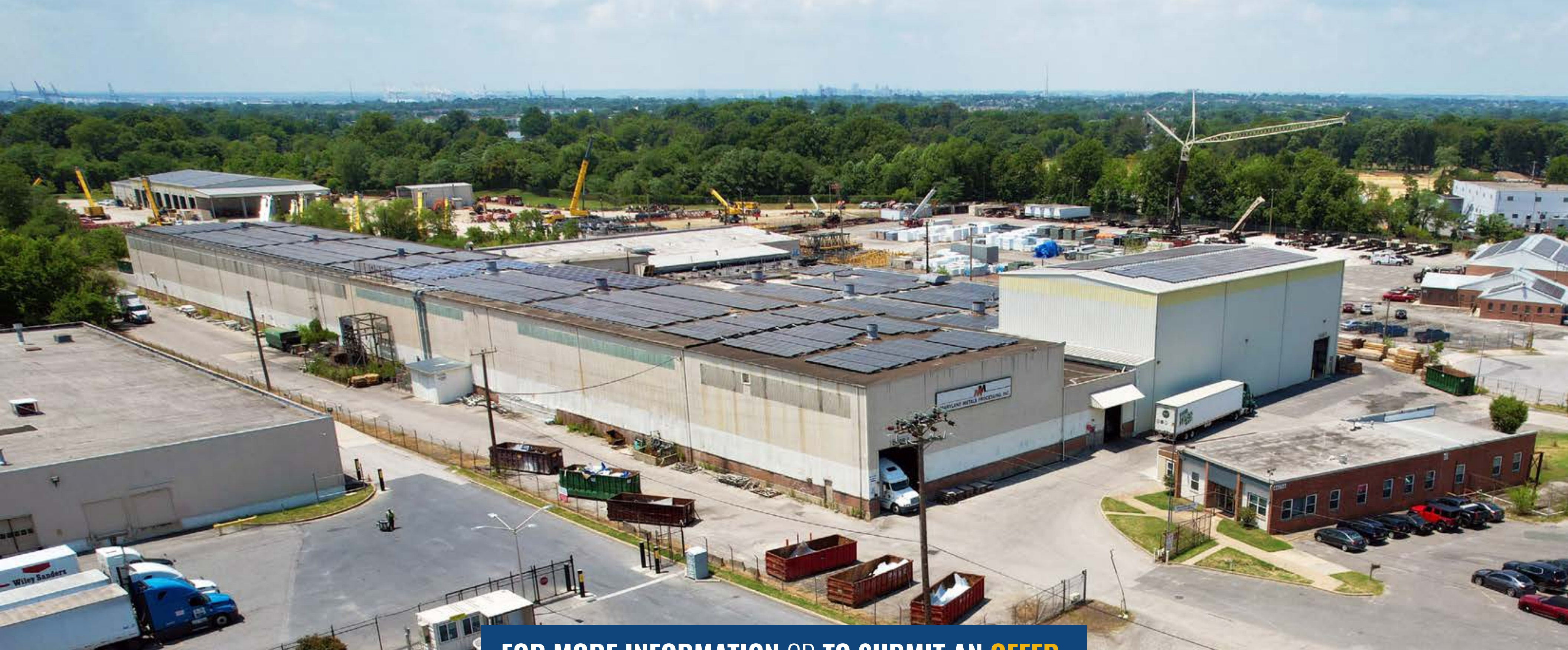
This Offering Memorandum was prepared by MacKenzie Commercial Real Estate Services, and has been reviewed by Seller. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial 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.



FOR MORE INFORMATION OR TO SUBMIT AN OFFER:

ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4881
AMEEDER@mackenziecommercial.com

MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3203
MCURRAN@mackenziecommercial.com

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200
111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com