

INVESTMENT SALE

 Baltimore City, Maryland

2600 SISSON STREET

BALTIMORE, MARYLAND 21211

BUILDING INFORMATION

Building A – 6,500 sf ±
Building B – 23,011 sf ±

LOT SIZE

Two separate parcels comprising of 3.4 acres ±

ZONING

I-1 (Light Industrial)

2021 NOI

\$307,500 annual income with 2.5% annual increases

REMAINING TERM

Initial Term through 12/31/26 with two (2) one (1) year renewal options

SALE PRICE

Call to discuss

HIGHLIGHTS

- ▶ Income producing property as long term hold or redevelopment play
- ▶ National-credit Tenant
- ▶ Great location within gentrifying Remington area
- ▶ Industrial zoned property that permits vehicle and outside storage
- ▶ Great visibility and access to I-83
- ▶ *OM Available Upon Request



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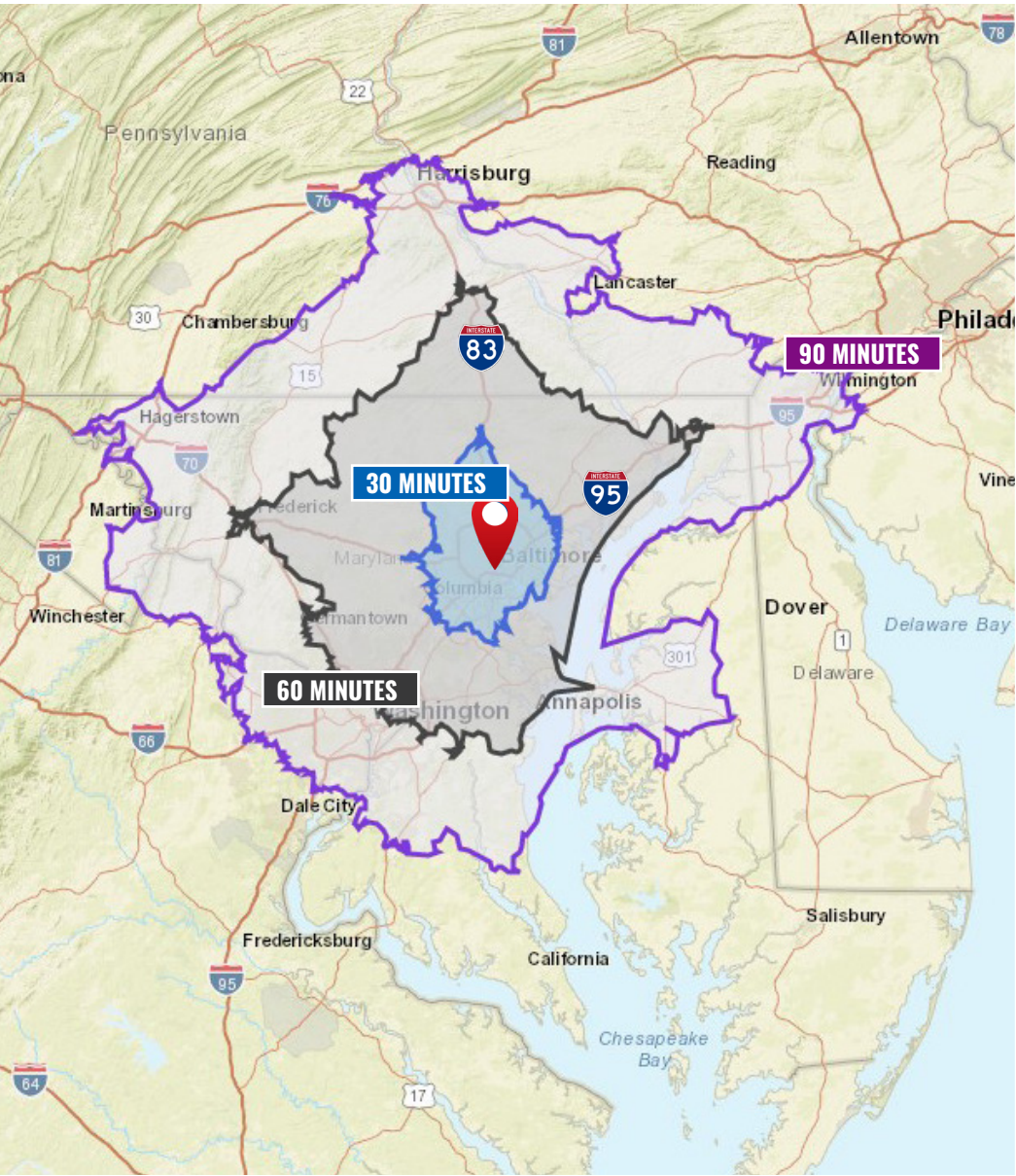
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Baltimore City, Maryland

LOCATION & DRIVE TIMES

2600 SISSON STREET | BALTIMORE, MARYLAND 21211



MACKENZIE
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