

# INDUSTRIAL FOR SALE/LEASE

## 1700 MORRELL PARK AVE

1700 Morrell Park Ave, Baltimore, MD 21230

Available:

**SALE PRICE REDUCED: \$70/SF \$65/SF!**



### LISTING DATA

**AVAILABLE SF:** 23,200 SF with 5,426 SF  
Mezzanine Office Space

### OPERATING EXPENSES

<b>TAXES:</b>	\$0.80
<b>INSURANCE:</b>	\$0.12
<b>LANDSCAPING/ SNOW REMOVAL:</b>	\$0.12
<b>TOTAL:</b>	\$1.04/SF

### PROPERTY INFORMATION

<b>COUNTY:</b>	Baltimore City
<b>MARKET:</b>	Baltimore
<b>SUBMARKET:</b>	Baltimore Southwest
<b>ZONING:</b>	I-1 (Transform Baltimore)

**ZONING:** I-1

### PROPERTY HIGHLIGHTS

- 16.5' - 17.5' Clear
- 1.2 Acres
- (2) Drive-ins (12'w x 14'h & 10' w x 12' h)
- (2) 8' x 8' Docks
- 30' x 30' Columns
- 3 phase, 240 volt, ample power
- Electrical distribution throughout
- Located in an Enterprise Zone
- Fenced Secure Parking
- Masonry Construction
- Compressed air lines
- New T-5 Lighting
- 2 1/2 Ton Cranes Included
- New Ceiling Hung Gas Heaters
- Rubber PVC Roof installed in 2002 and in good condition

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



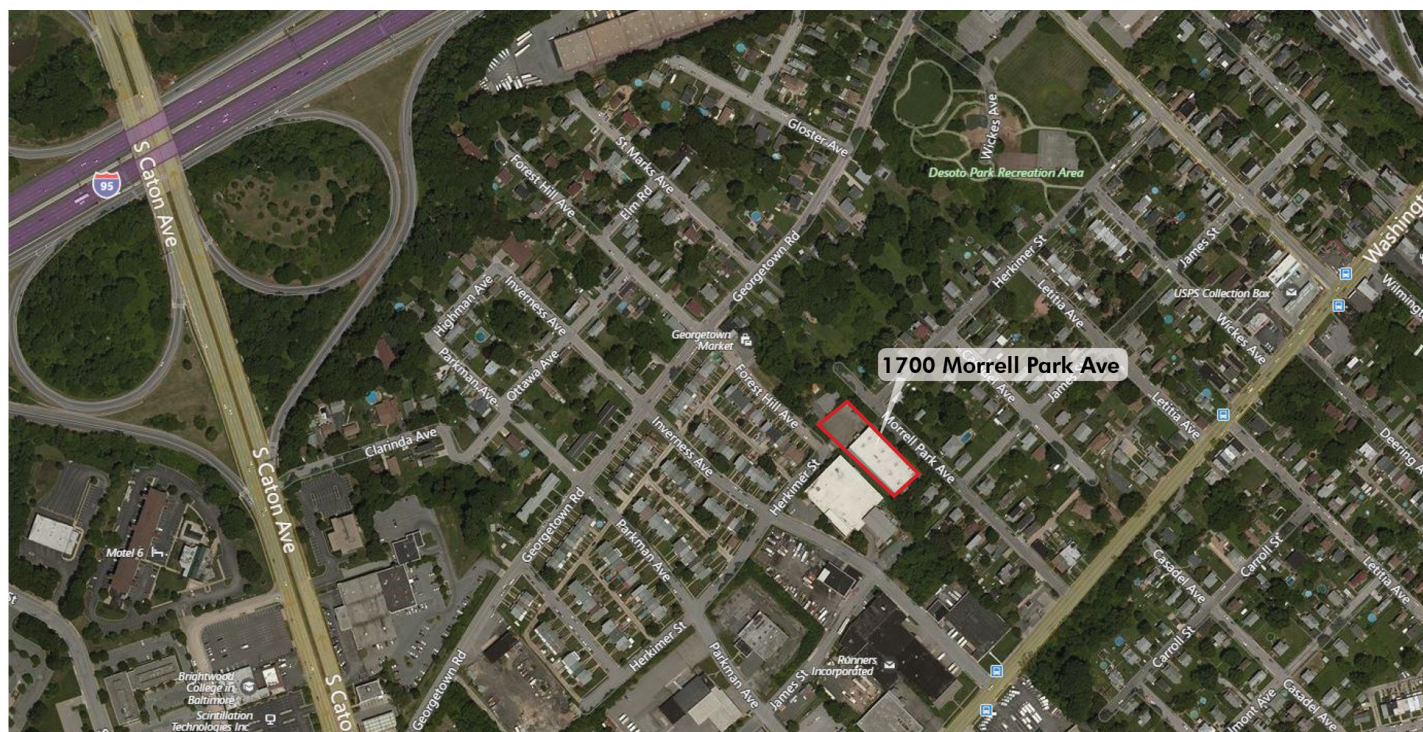
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Available:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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Available:

## MEZZANINE PLAN



## FIRST FLOOR PLAN



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