

INVESTMENT SALE



Baltimore City, Maryland

520 S CATON AVENUE

BALTIMORE, MD 21229

AVAILABLE

Building 1

- » 5,000 sf ± total:
- » 2,400 sf office/
- » 2,600 sf warehouse

Building 2

- » 6,000 sf ±

Building 3

- » 7,000 sf ±

Building 4

- » 14,000 sf ±

Total Building Area: 32,000 sf ±

PARCEL SIZE:

2.02 Acres ±

ZONING

I-1

TENANT

Alco Doors (owned by Bane Capital)

NET OPERATING INCOME

\$150,000 annually

LEASE TERM REMAINING

27 months

HIGHLIGHTS

- » Outside storage
- » Fenced
- » Paved
- » 270 solar panels between building 2 and 3



MACKENZIE

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INVESTMENT SALE



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BUILDING SPECIFICATIONS

520 S CATON AVENUE | BALTIMORE, MD 21229

BUILDING 1

SIZE

- 5,000 sf ± total:
- 2,400 sf office/
- 2,600 sf warehouse

LOADING

- 2 Over Sized drive in doors

CEILING HEIGHT

- 16'

BUILDING 2

SIZE

- 6,000 sf ±

LOADING

- 2 Over Sized drive in doors

CEILING HEIGHT

- 16'

BUILDING 3

SIZE

- 7,000 sf ±

LOADING

- 1 Over Sized drive-in door
- 3 dock high loading doors

CEILING HEIGHT

- 16'

BUILDING 4

SIZE

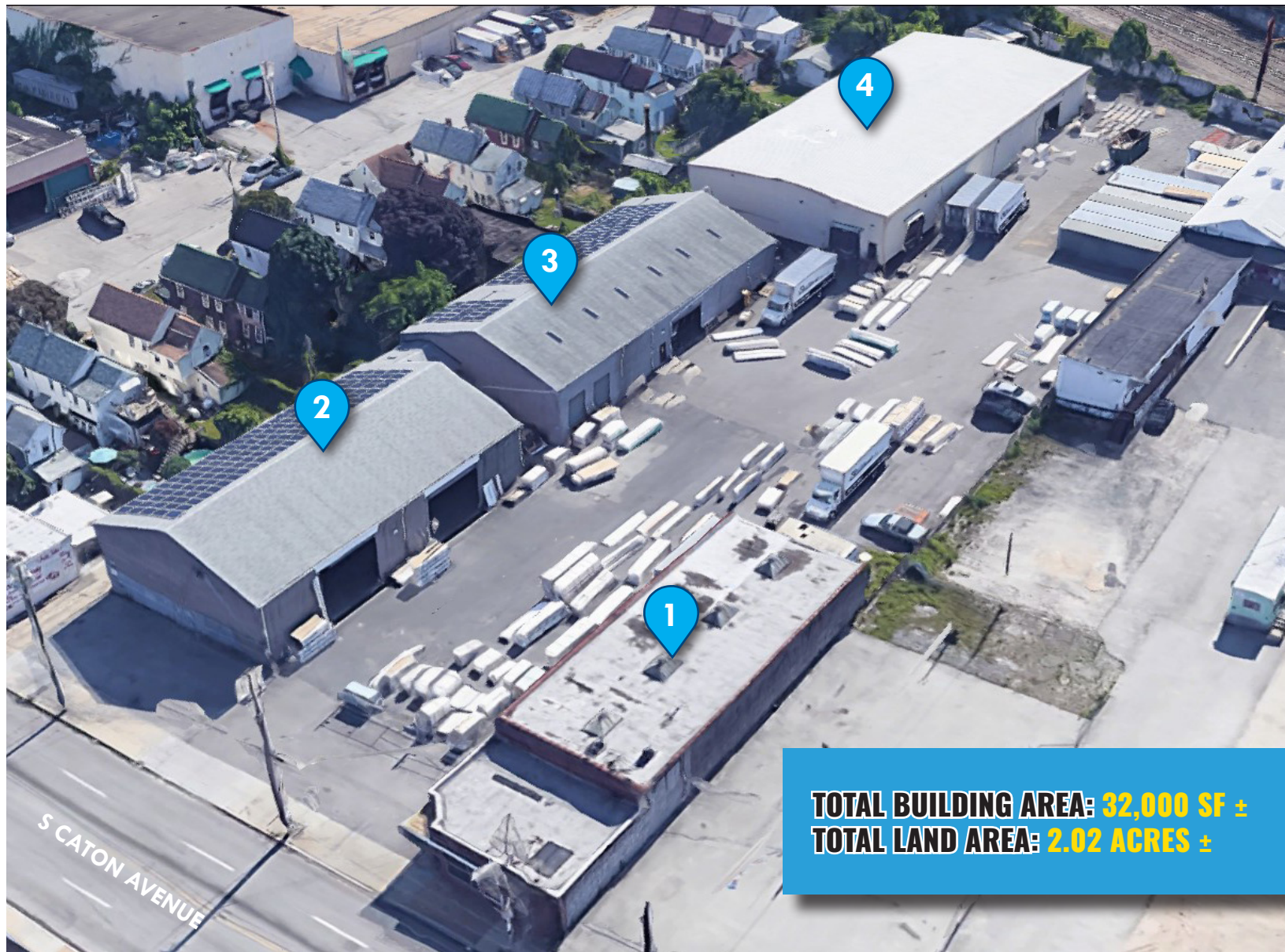
- 14,000 sf ±

LOADING

- 1 Over Sized drive-in door
- 2 dock high loading doors

CEILING HEIGHT

- 22'



TOTAL BUILDING AREA: 32,000 SF ±
TOTAL LAND AREA: 2.02 ACRES ±



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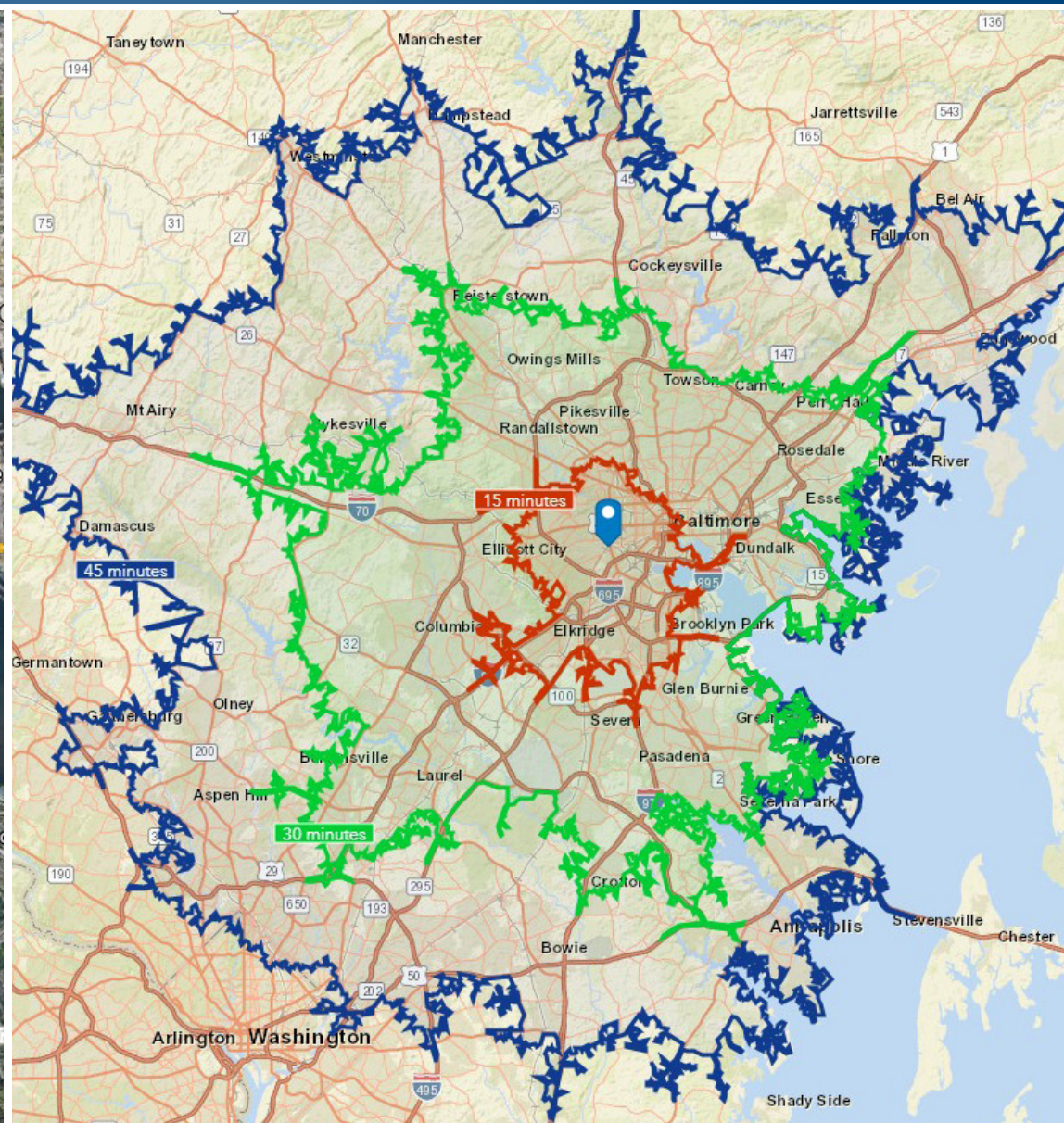
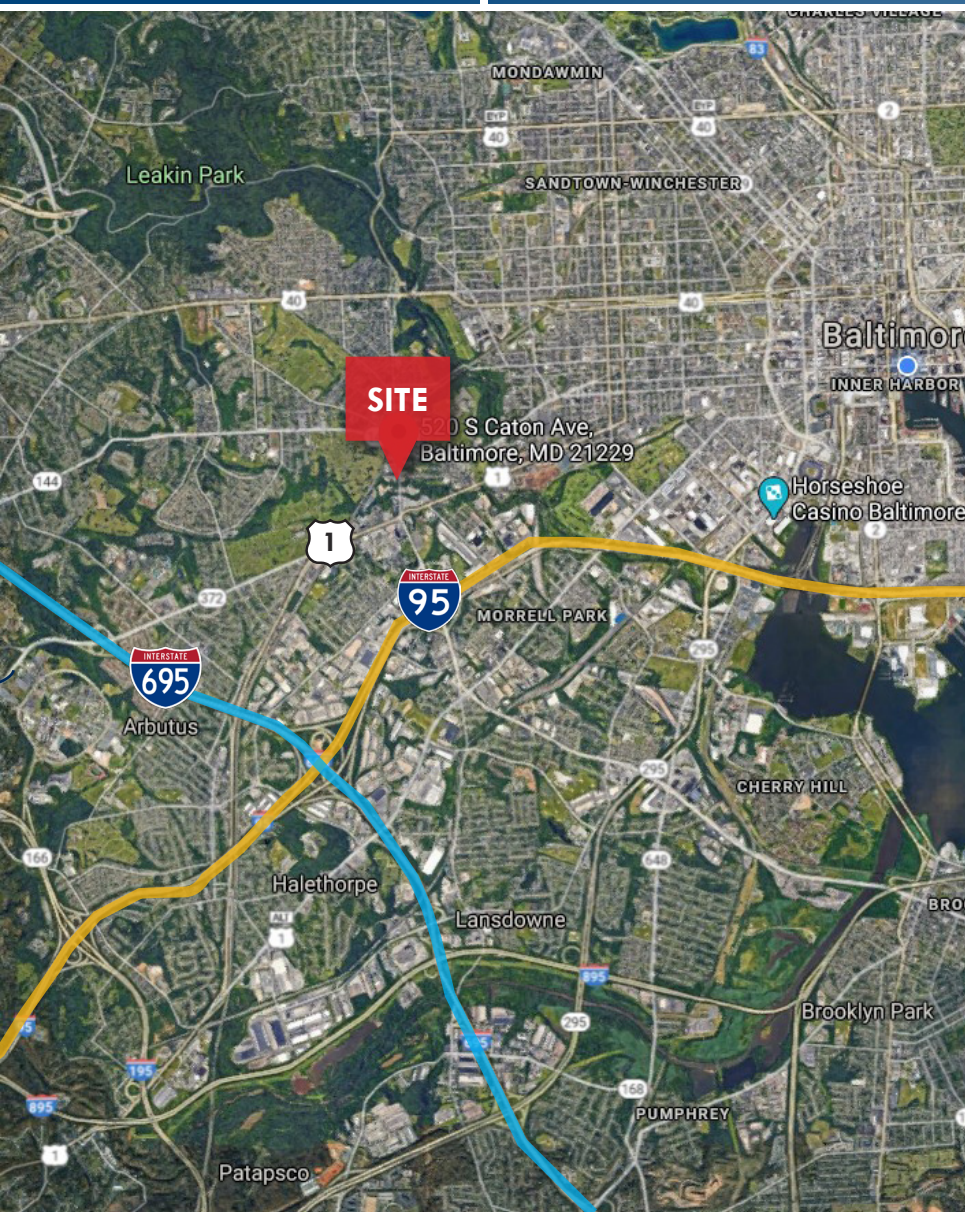
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LOCATION & DRIVE TIMES

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