CLARITY
COMMERCIAL
REAL ESTATE

7146 MONTEVIDEO RD
JESSUP, MD 20794



7146 MONTEVIDEO RD

PRICE UPDATE

FOR SALE ~~$2,700,000~~ $2,595,000

DOUGLAS KAUFMAN
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CLARITY COMMERCIAL REAL ESTATE
443-CRE-1054
210 S. Collington Ave | Baltimore, MD 21231
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PROPERTY OVERVIEW

Property Overview

- **15,670 SF stand-alone office/warehouse building**
- **Office: 9,670 SF | Warehouse: 6,000 SF**
- **Warehouse features:**
  - 15' clear height
  - (2) drive-in doors
  - (1) loading door
- **Site size:** 1.75 acres
  - Approx. 75 parking spaces (5:1,000/SF)
- **Zoning:** B-1 (CR)
  - Permits wide array including office/warehouse, flex, service center, daycare, and retail uses
- **Excellent visibility & access** between Route 100 & Route 175 along Route 1
  - Minutes from I-95
- **Power:** 1200 amps, 3 phase, 4 wire 120/208V
  - Split into 3 x 200 Amps of 3 phase; 3 x 200 Amps of single-phase service
- **New Montevideo Road realignment adds improved access**
- **Real Estate Taxes 2025 -** $1.70/SF
- **Property Insurance** - $0.75/SF
- **Sale Price -** $2,595,000







Disclaimer: All information contained herein is obtained from sources believed to be reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers or tenants are encouraged to verify all information independently.

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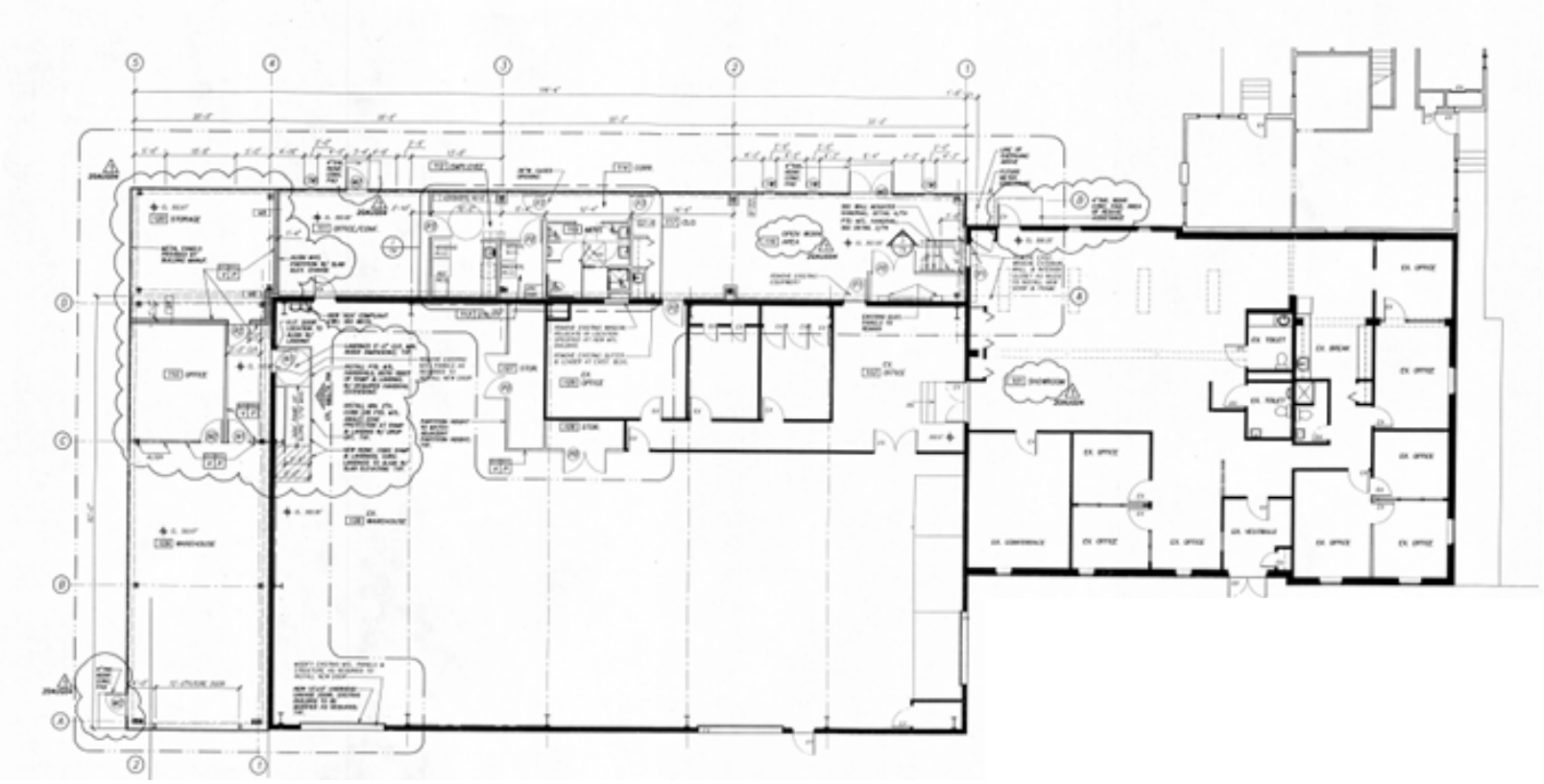
FLOOR PLAN



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LOCAL AMENITIES



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