CLARITY
COMMERCIAL
REAL ESTATE

4001 E BALTIMORE ST
BALTIMORE, MD 21224



INDUSTRIAL WAREHOUSE FOR SALE OR LEASE IN HIGHLAND TOWN

NEW SALE PRICE: $1,050,000 | LEASE RATE: NEGOTIABLE

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

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PROPERTY OVERVIEW

Property Highlights

- **Total Building Size:** 23,534 SF
- **1st Floor:** 10,405 SF | Rate: **Negotiable**
- **2nd Floor:** 10,426 SF | Rate: **Negotiable**
- **3rd–5th Floors:** 700 SF each
- **Loading & Access**
  - Two (2) 14’ x 14’ motorized dock high doors (covered & recessed)
  - One (1) 10’ x 10’ at-grade door
  - Gated and fenced parking area
- **Power:** 400 Total Amps: 200 Amps, 240V (3-phase) & 200 amps, 120/240V (single phase)
- **Price:** $1,050,000
- **Lease**: Negotiable
- **Real Estate Taxes:** $733/Month
- **Property Insurance:** $845/Month
- **Lot:** 0.32 Acres
- **Zoning:** IMU-1 (Industrial - Mixed Use) Industrial/Warehouse, Self-Storage, Kennel, Art Studio, Personal Services, Multifamily, and more





Strategic Location
Highlandtown / Southeast Baltimore

- I-895 (Harbor Tunnel Thruway) - 0.9 Miles
- I-95 - 2 Miles
- I-83 - 2.5 Miles
- Port of Baltimore - 3.2 Miles
- Johns Hopkins Bayview Medical Center - 1 Mile
- Johns Hopkins Hospital - 2.5 Miles



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.

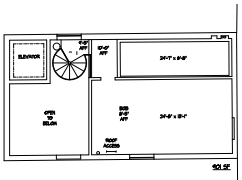
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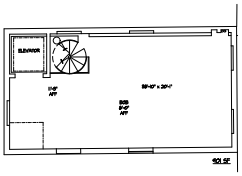
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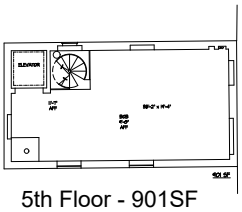
FLOOR PLANS



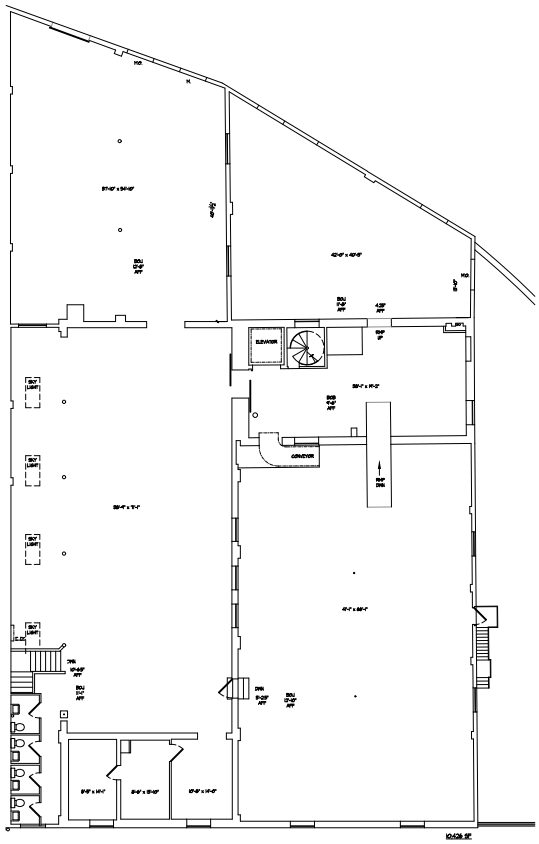
3rd Floor - 901SF



4th Floor - 901SF



5th Floor - 901SF



2nd Floor -10,426SF



1st Floor - 10,405SF

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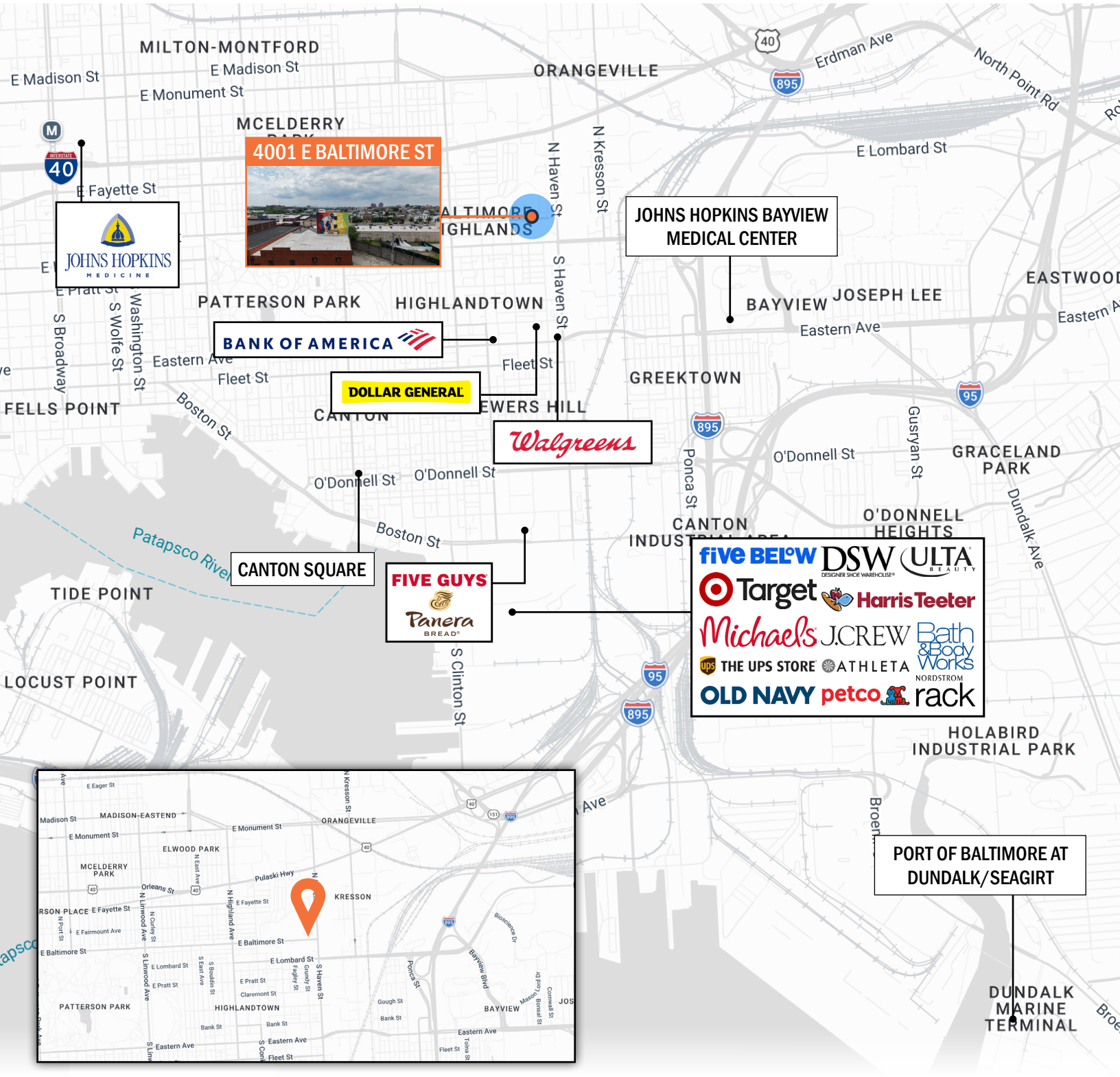
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LOCAL AMENITIES



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