



3,670 SF FLEX SPACE - INDUSTRIAL / RETAIL

3925 GOUGH ST, SUITE 4 IN BALTIMORE



LIGHT INDUSTRIAL, RETAIL, OR WAREHOUSE/DISTRIBUTION

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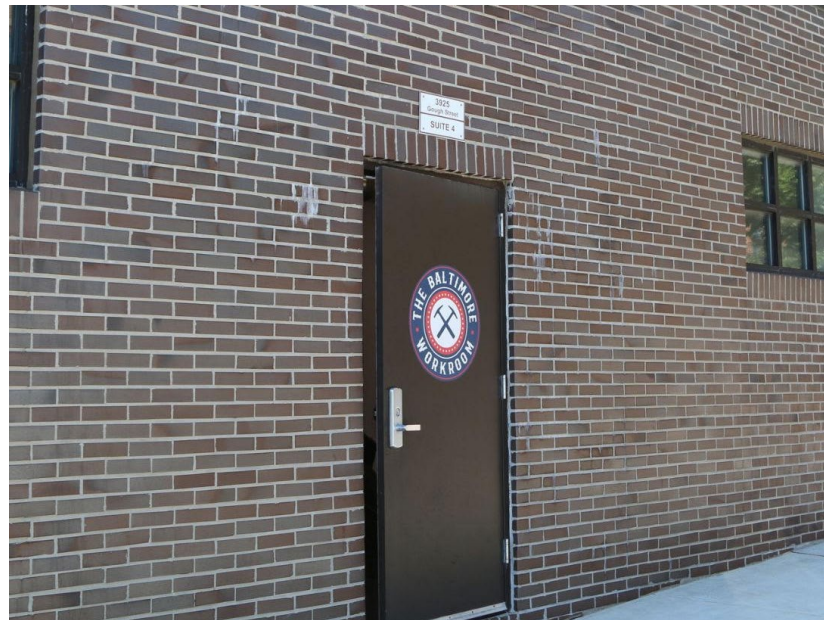
PROPERTY OVERVIEW

Space Available For Lease

- Suite 4: 3,670 SF

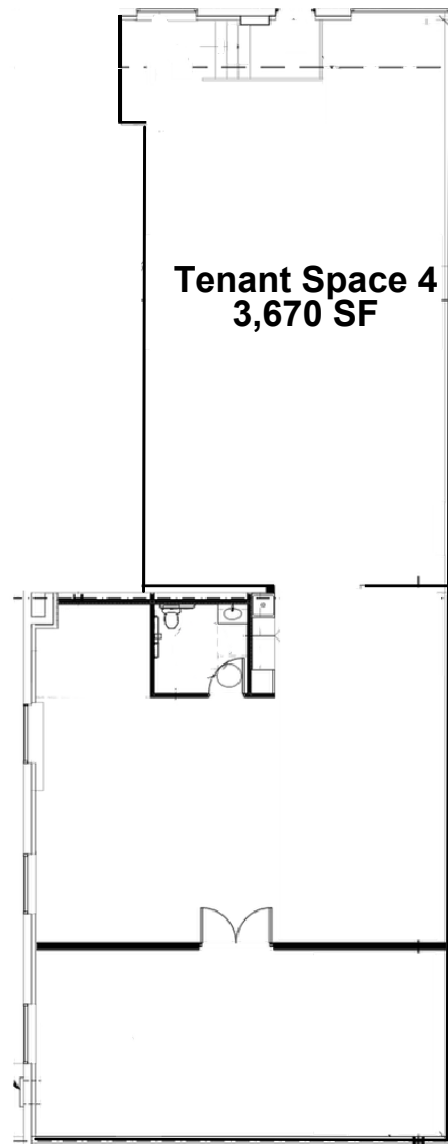
Property Highlights

- 3,670 SF flex space
- 100% HVAC
- 20' clear ceiling height in back, 15' in front
- Building renovated in 2022
- Zoned I-MU-2, Industrial Mixed Use.
- Located within the Federal HUBZone, One Maryland Tax Credit Program, and Enterprise Zone
- Ideal for warehouse, retail, distribution, light industrial.
- Neighbors include Ovenbird Bakery, City Ballet, and Slate: The Venue
- Adjacent gated parking lot for employees and visitors.
- Rental Rate: negotiable



FLOOR PLAN

Suite 4: 3,670 SF



AMENITY / TRANSPORTATION MAP

