



Ben Frederick Realty, Inc.

**For Lease
Warehouse Distribution**



- **9,450 sq. ft., total**
- **2,000 sq ft office**
- **8 loading docks**
- **Gas heat, plenty of parking**
- **Easy Access to I-295, Ravens Stadium/Oriole Park and Baltimore City**

Address: 2800 Annapolis Rd
Baltimore City, Maryland 21230

Taxes: \$0.53 per sq ft

Zoning: M-2 Heavy Industrial
Enterprise Zone

Utilities: Electric heat pump with central air conditioning for the office space. 2 large gas space heaters serve the warehouse space.

Ceiling: 20' clear under the steel beams. Up to 35' in the pitch of the roof. Clear span floor space.

Parking: Paved macadam lot in front of building. 2 curb cuts. Plenty of room for turning radius.

Topography: Level

Building: 9,450 Sq. Ft. masonry construction. Steel frame roof trusses with wood sheathing and asphalt shingle roof. Concrete floor. Office space is mostly bare concrete. Front reception area has carpet. One half-bath with regular sink, one half-bath with janitor's sink.

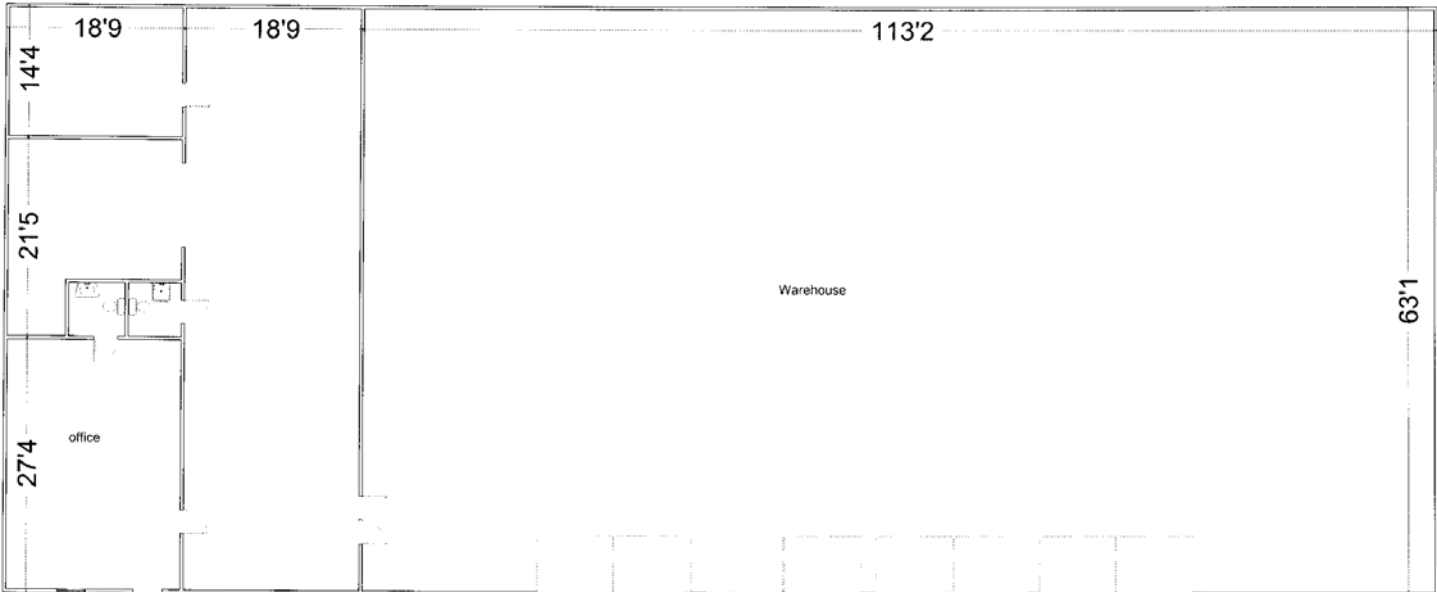
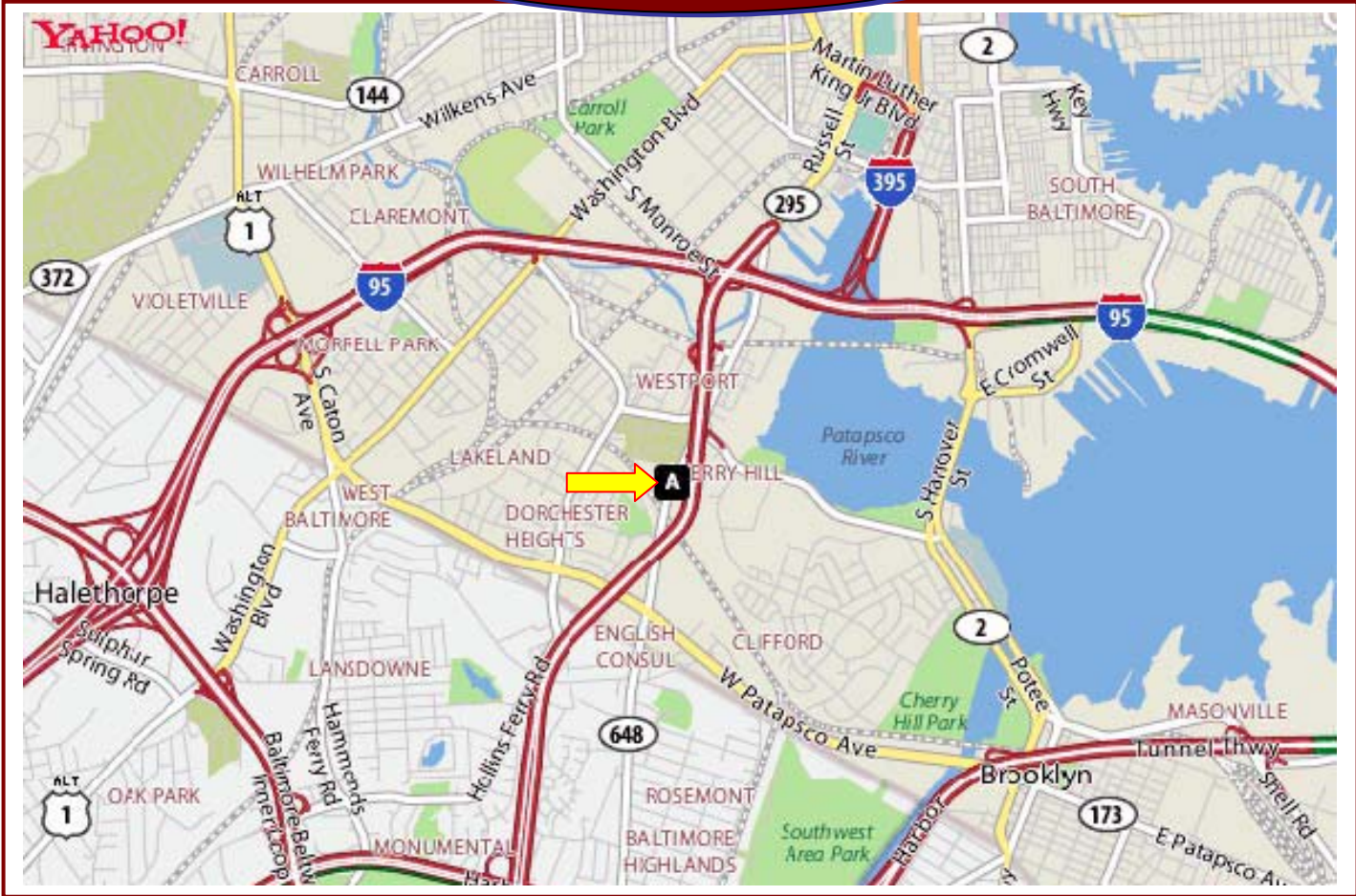
Rental: \$4.82 per sq.ft. \$3,800 per month.

Tenant pays pro-rata taxes, insurance, and CAM, all utilities, and interior maintenance.

Contact: **Ben Frederick III, CCIM**
Ben Frederick Realty Inc., Owner's Exclusive Agent
410-435-5040; fax 410-435-5041; www.BenFrederick.com

This offering is made without regard to the race, religion, color, creed, sex, marital & familial status, and/or handicap. The information contained herein is believed accurate & from reliable sources; however, neither the owner nor Ben Frederick Realty Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. The Purchaser is hereby advised to verify all information to Purchaser's own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.

2800 Annapolis Rd Warehouse For Lease



2800 Annapolis Rd Suite B
9504 sq ft