

FOR SALE

611 SOUTH MONROE STREET
BALTIMORE MD 21223

PROPERTY SUMMARY

GROSS LEASABLE AREA: 11,078 SF

PARCEL: 12,197 SF (0.28 AC)

ZONING: I-1, Light Industrial

BUILT: 1940

DOCKS: 2

DRIVE IN'S: 1 (10 ft x 12 ft)

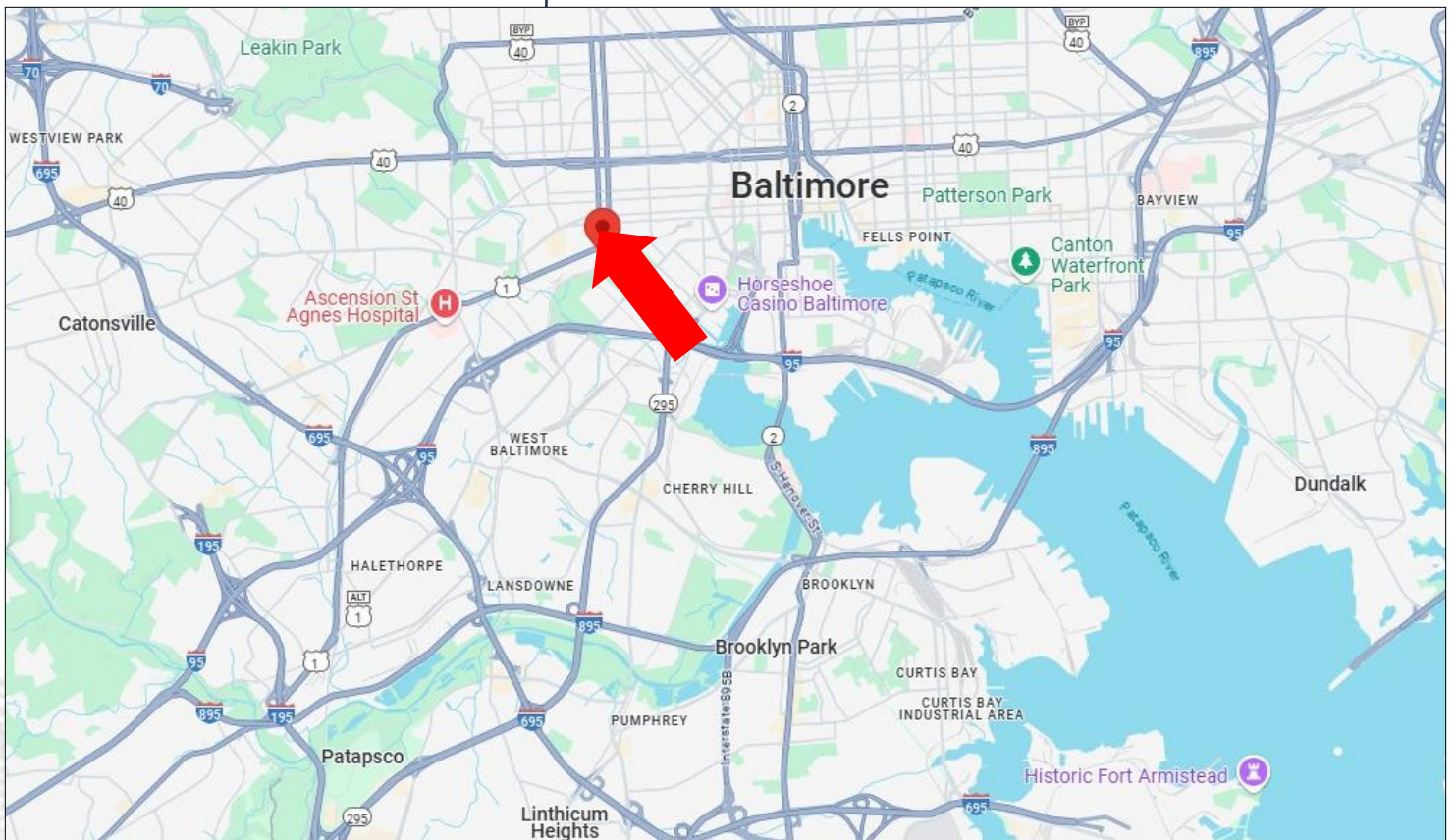
CLEAR CEILING HT: 15 FT

ACCESS: 2.2 miles to I-95/MD-295,

12-min. to BWI Airport, 15

min. to Seagirt Marine Terminal

HUB Zone



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Disclaimer: While REMAX Commercial Logic has relied upon sources that it reasonably believes are reliable, RE/MAX Commercial Logic makes no representations or warranty, express or implied, as to the accuracy of the information contained herein. This document is submitted subject to errors, omissions, change of price and other conditions, and withdrawal without notice as imposed by our principals. Each office independently owned and operated.

PROPERTY DETAILS

PROPERTY ADDRESS:	611 South Monroe Street, Baltimore, Maryland 21223
TAX ID:	19-10-0720-016A
TOTAL BUILDING AREA:	11,078 SF
LAND PARCEL:	12, 197 SF (0.280 acres)
BUILT :	1940
HEIGHT:	One (1) Story
CLEAR CEILING HEIGHT:	15 FT
CONSTRUCTION:	Masonry block and brick with wood ceiling joists
ZONING:	I-1, Light Industrial
CURRENT USE:	Light Industrial
ELECTRICAL SERVICE:	240 volt, 3-phase, 3-wire, 200 amp 120/240 volt, 1-phase, 3-wire, 200 amp
GAS SERVICE:	2-inch
WATER SERVICE:	2-inch
LIGHTING:	LED, 2-Lamp, 4-foot, ceiling hung shop light fixtures
DRIVE-IN DOORS:	Front (Monroe Street) 11-foot width x 14-foot height electric roll-up
DOCK DOORS:	Side: 7-foot x 7-foot manual roll-up Rear: 8-foot x 8-foot manual roll-up
WATER g)	50-gallon, natural gas
TOILET ROOMS:	One stall, can be expanded
HEAT:	Three (3) ceiling hung, gas-fired space heaters (two need servicing)
SPRINKLER SYSTEM:	Water (Note: System not activated, needs to be serviced)
RENOVATIONS:	Roof, plumbing and electrical systems upgrade 5-years ago
LOADING:	Front: drive-in door; Side: dock door on south side of building, from 16-foot wide easement; Rear: dock door, requires permission from adjacent property owner on case-by-case basis.

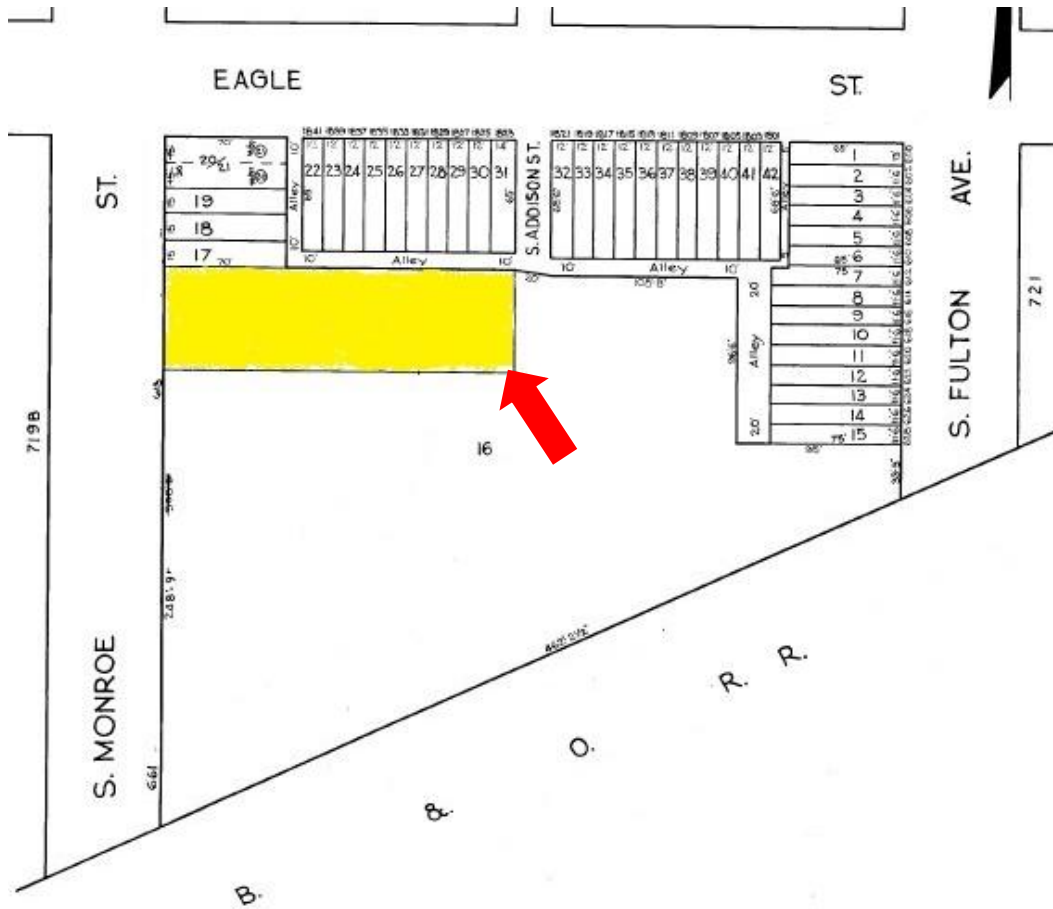
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BLOCK PLAT, AERIAL PHOTO



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PROPERTY PHOTOS



Front



South Side



Rear



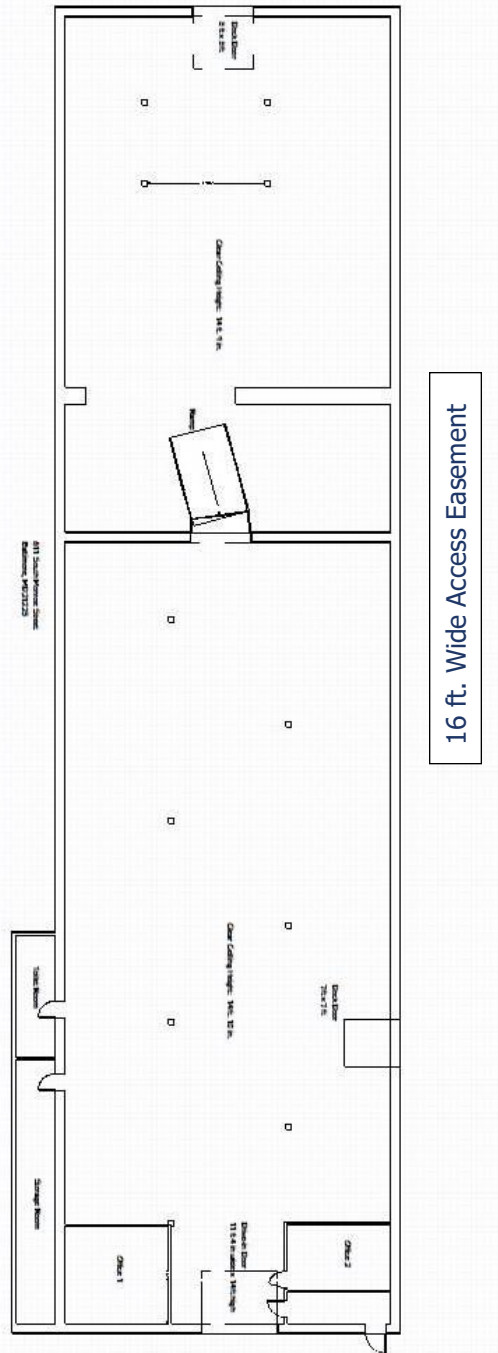
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FLOOR PLAN



S. Monroe Street

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