



FOR SALE

# 3437 E. 9th Street

Baltimore City

ENTERPRISE ZONE  
HUB ZONE

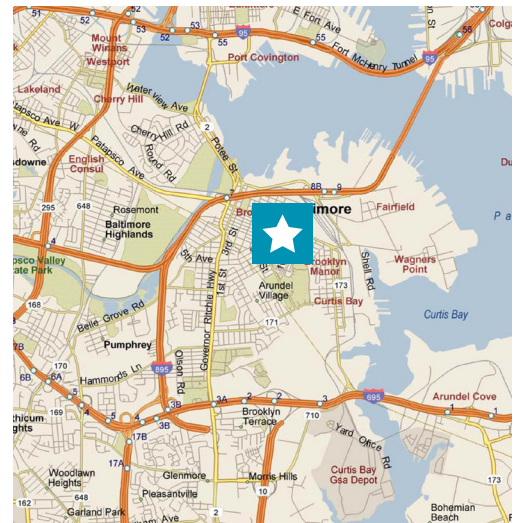


**100% LEASED**

## 3437 E. 9th Street Baltimore, Maryland 21225 — Real Estate Only

### BUILDING FEATURES

- 9.37 (+/-) Acres
- 59,268 Total Square Feet
- Zoned I-2
- All public utilities
- Clear height: 18' in most buildings
- Loading: At grade, drive in mostly, several tailgate high docks, one concrete rail platform
- Site condition: 100% paved (40% crushed stone, 60% asphalt),
- Two means of ingress/egress off of 9th Street
- Sale Price: Negotiable
- Two Tenants are in 2nd & 3rd year of 5 year Leases
- Rental Income - Triple Net
- Access Demolition - Year 3 \$144,194 (Escalates 3/1/18 to \$148,520)
- Greenwood Recovery - Year 3 \$138,435 (Escalates 6/1/18 to \$142,588)
- **Total Current Rent = \$282,629 (Escalates 6/1/18 to \$291,108)**
- 3% Annual Escalations
- 5 Year Initial Lease Term
- Real Estate Taxes: \$21,619 (2016-2017)



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**CUSHMAN &  
WAKEFIELD**

FOR SALE

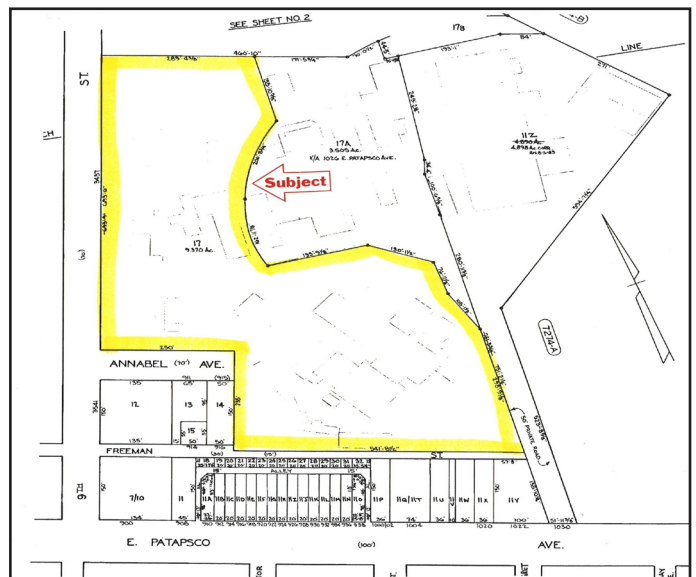
**3437 E. 9<sup>th</sup> Street**

Baltimore, MD

Aerial



Building Photo



Plat

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