

Lease From $\pm 1,000$ SF
up to $\pm 18,262$ SF

Space Can be Configured on
Case-By-Case basis

Build-to-Suit – Woodberry Flex Suites

Malden Mill

3701 Malden Avenue | Baltimore | MD 21211-1386

Opportunity

Flexible Space for Your Business

Malden Mill offers flex and light industrial tenants the opportunity to customize their space based on their space and operational needs. Available suites range from as small as 1,000 square feet up to the entire 18,262 square foot building, allowing tenants to create layouts that support production, storage, distribution, office, and related mixed-use.

With heavy three-phase power, column-free interiors, drive-in loading, climate-controlled areas, and individually metered utilities, the property can accommodate a wide array of businesses.

Infrastructure & Building Features

- 1,000 (+/-) SF to 18,262 (+/-) SF
- Build-to-Suit Leases
- Heavy 3-Phase Electric
- Column-Free Interior
- Clear Interior Heights are 17' and 13'
- Climate-Controlled
- Drive-In Access for Loading Purposes
- Potential Dock Loading
- Individually Metered Utilities
- Private and Common Area Restrooms
- 24-Hour Key Card Access
- Security Camera System
- Fully Sprinklered
- New Roof
- On-Site Parking
- I-1 Industrial Zoning

Ideal User

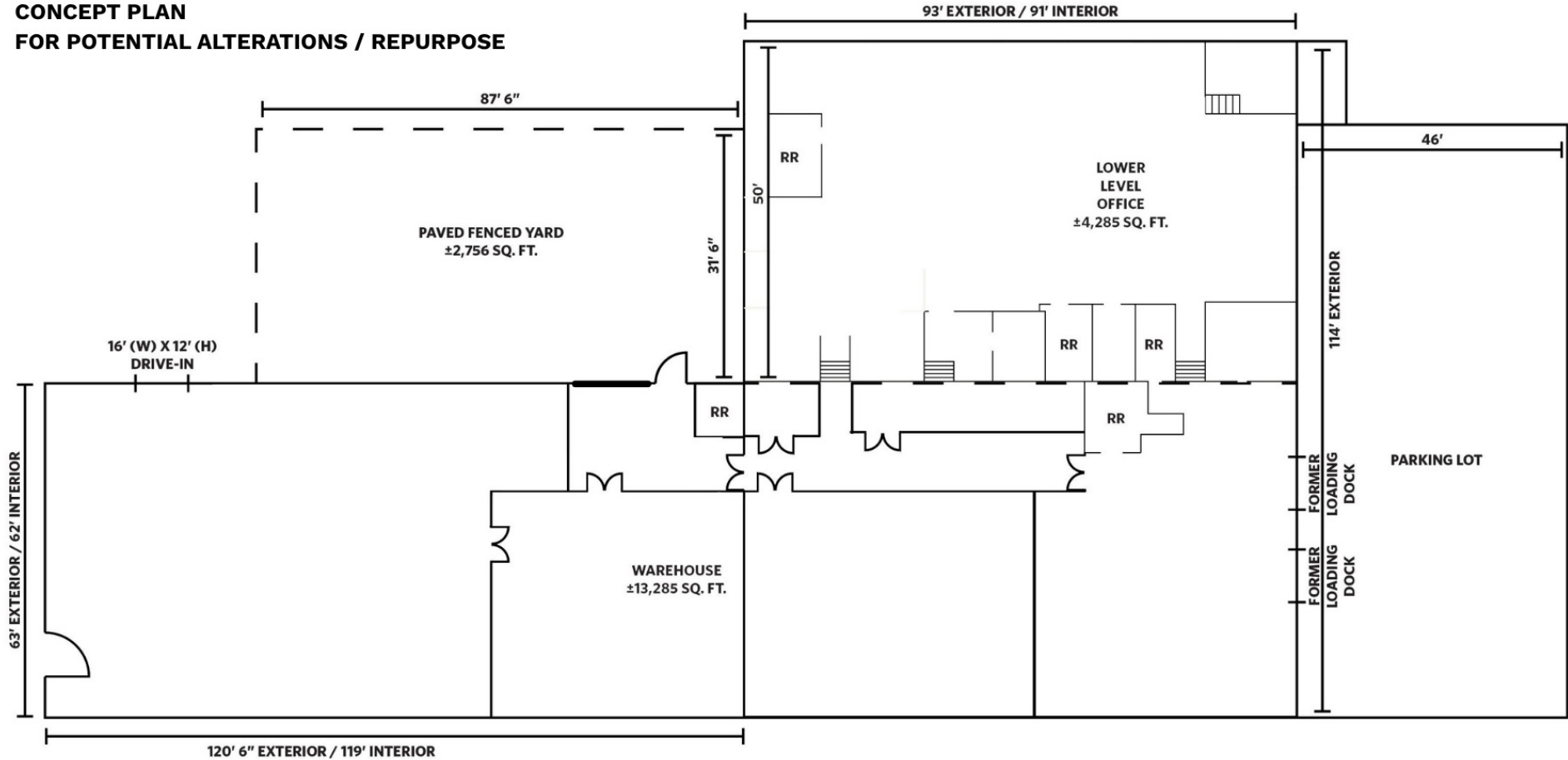
Flexible Occupancy Ideal For:

- Light Manufacturing & Assembly
- Mechanical & Electrical Contractor
- Equipment Storage
- Building Supply
- Artisan Production Studio (metal, wood, artist studios, other)
- Wellness & Fitness Studio Uses such as: Yoga, Aerobics, Movement, Gymnastics, Personal Training, Physical Therapy, and more



Floor Plan

CONCEPT PLAN FOR POTENTIAL ALTERATIONS / REPURPOSE



SDAT MEASUREMENTS = 18,162 SQ. FT.
INTERIOR MEASUREMENTS = 17,570 SQ. FT.
ALL MEASUREMENTS ARE APPROXIMATE AND NOT TO SCALE

Property Photos

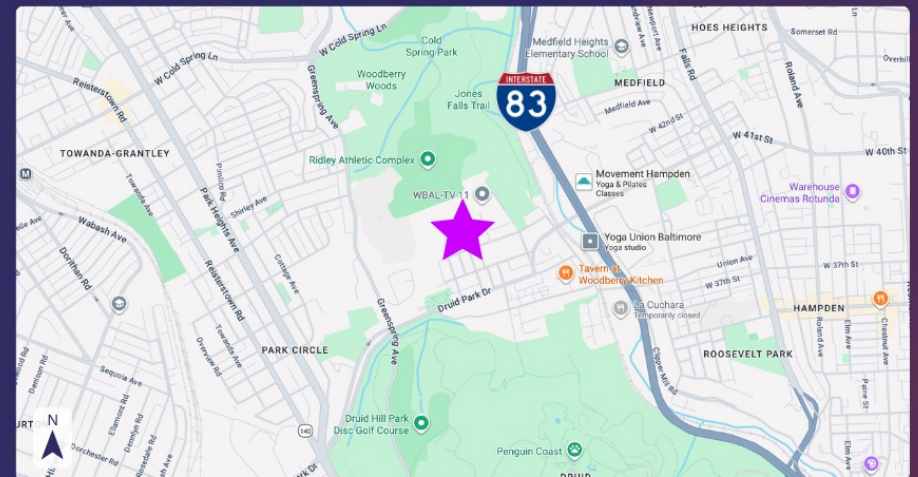


Location Overview



Image Source: Google Maps

Located in the Woodberry neighborhood of North Baltimore City, in close proximity to Hampden. A 1-minute drive to the Woodberry transit stop. The property offers convenient access to I-83 via Cold Spring Lane and Falls Road, providing direct connectivity to Downtown Baltimore, Towson, and I-695. Nearby amenities include Woodberry Kitchen, Union Collective, Clipper Mill, and the retail and dining destinations throughout the area.



Contact Us

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troutdaniel.com

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