



INDUSTRIAL FOR SALE / LEASE

Building A - 4207 Menlo Drive

- 12,345 SF
- 16' clear
- Drive-in loading
- Sprinkler
- 1.03 acre lot
- 7 year lease to NAPA Auto

Building B - 4209 Menlo Drive

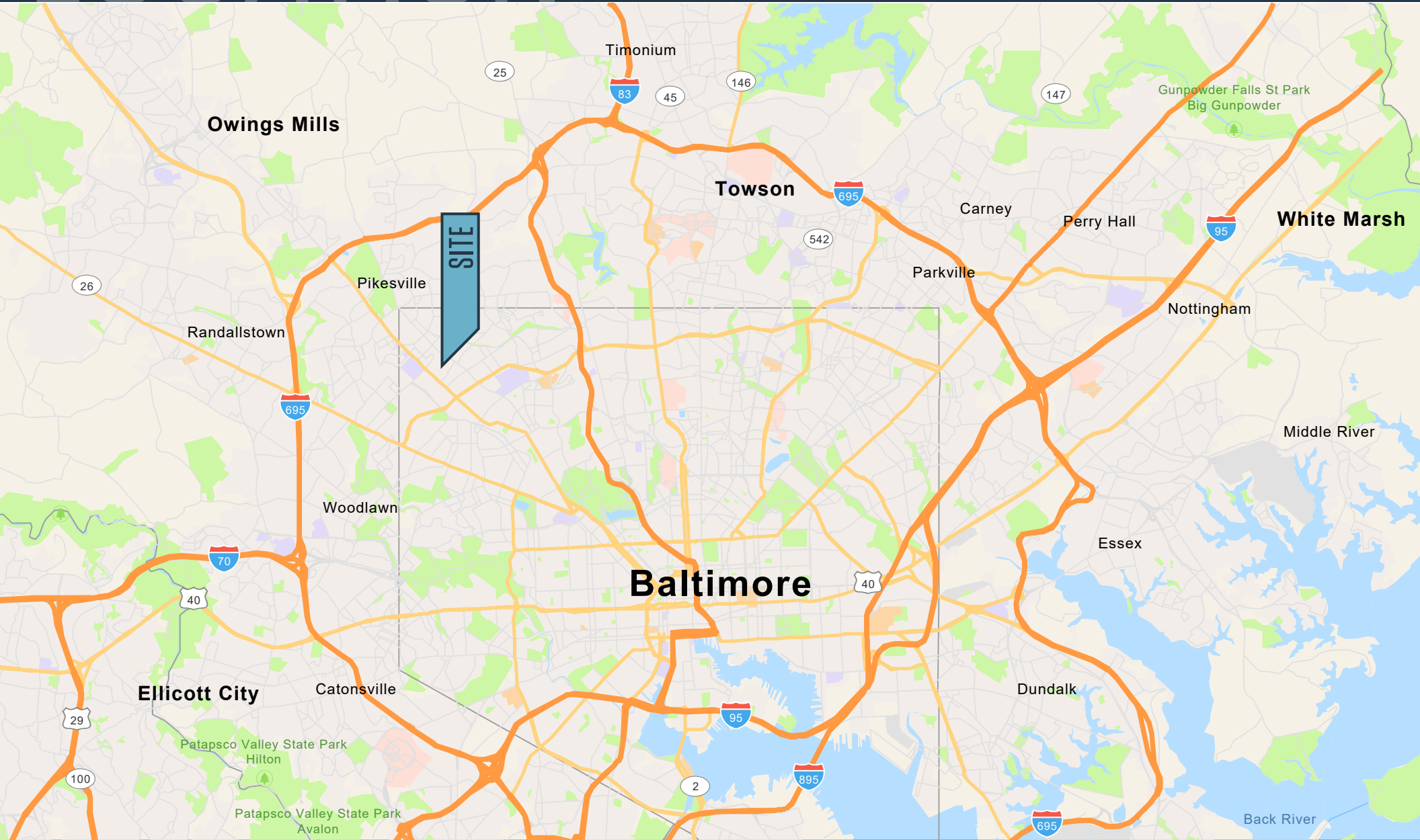
- 8,778 SF
- 10' & 12' clear ceilings
- Van high and drive-in loading
- Sprinkler
- Fenced & paved
- **Aggressive lease rate**

- **Taxes:** \$11,800 (2024-2025)
- **Insurance:** \$7,400
- **CAM:** \$5,500
- **Traffic:**
21,262 ADT Reisterstown Road

LOCATION

4207-4209 MENLO DRIVE

BALTIMORE, MD 21215, BALTIMORE CITY



JIM CARONNA, SIOR

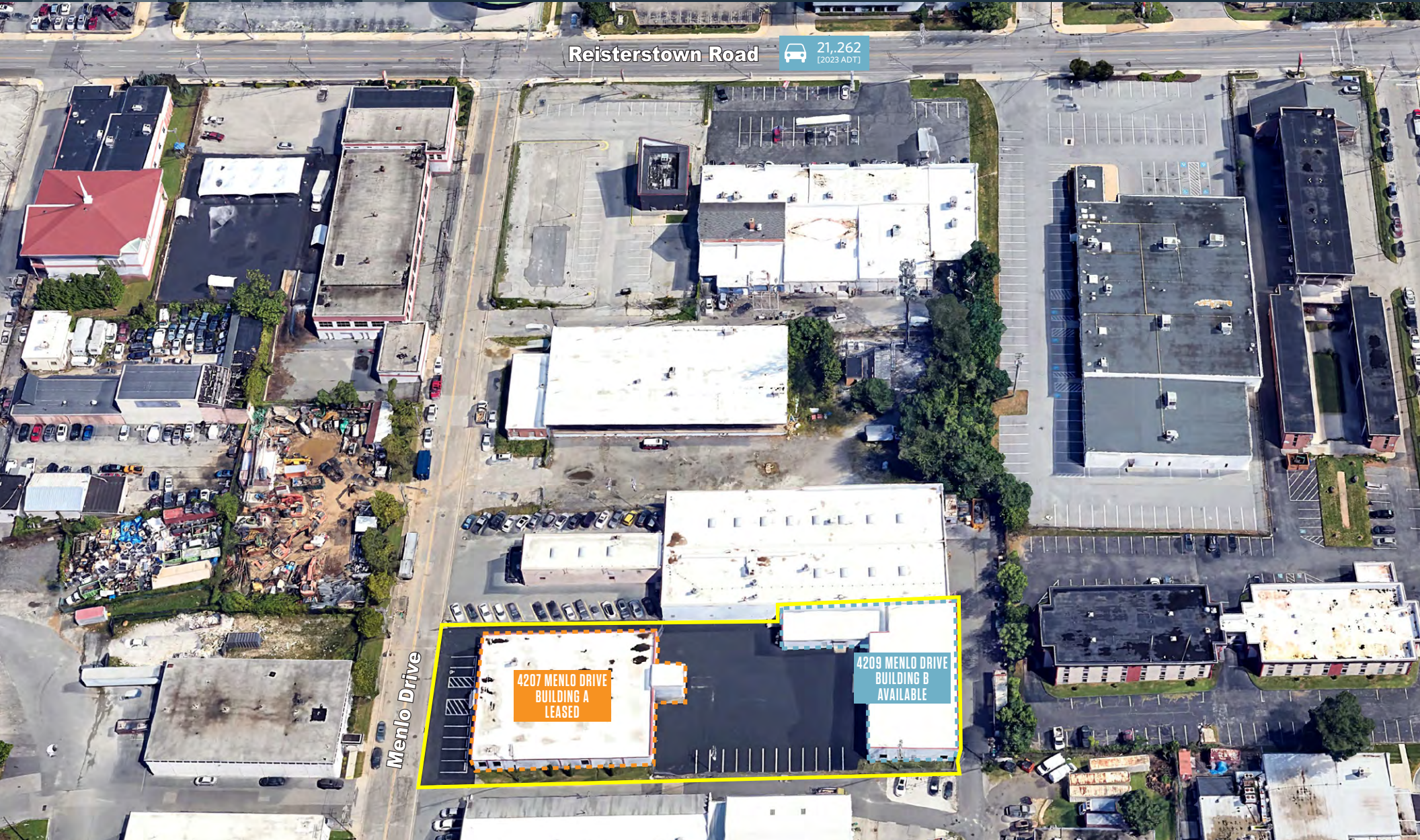
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AERIAL

4207-4209 MENLO DRIVE

BALTIMORE, MD 21215, BALTIMORE CITY



Reisterstown Road

21,262
[2023 ADT]

Menlo Drive

4207 MENLO DRIVE
BUILDING A
LEASED

4209 MENLO DRIVE
BUILDING B
AVAILABLE

JIM CARONNA, SIOR

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NAklnb

PHOTOS

4207-4209 MENLO DRIVE

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FOR MORE INFORMATION, PLEASE CONTACT:

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