



# **GOLD AND COMPANY, LLC**

**WWW.GOLDCOMMERCIAL.NET**

***Commercial Real Estate in the Baltimore Metropolitan Area***



## **4207 Menlo Dr. Baltimore, MD 21215**

### **Gold And Company, LLC**

**5601 Newbury St.  
Baltimore, MD 21209**

**Jim Chivers  
443.928.7522 cell  
jim@goldcommercial.net**

**Alex Simone  
443.845.4413 cell  
Alex@goldcommercial.net**

**www.goldcommercial.net**

- **Flex Building Available FOR SALE / LEASE**
- **+/- 21,125 Total Sq. Ft in Two Buildings**
  - **Front Building: +/- 12,345 sf—3 Phase Power**
  - **Back Building: +/- 8,778 sf—3 Phase Power**
- **All Drive-In Access**
- **1.03 Total Acres—Fenced and Paved Lot**
- **I-1 Zoning (Industrial—Baltimore City)**
- **Located in a Qualified Enterprise Zone**
- **New Roof and Recent Improvements**
- **Sprinklered**
- **Call for More Information**

This property offering is subject to change without notice. All information is deemed reliable but not guaranteed.

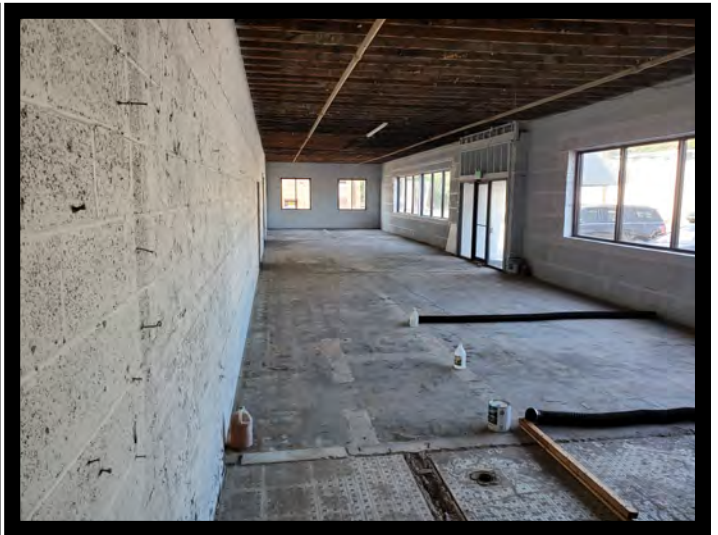
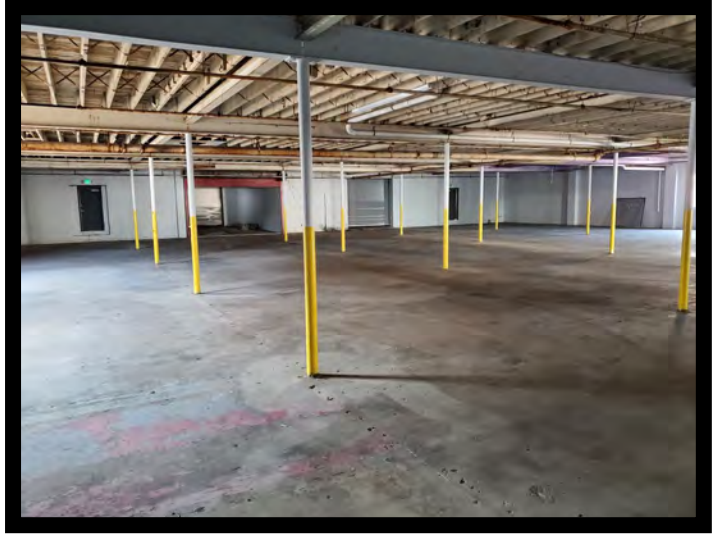


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## Additional Pictures



**Jim Chivers / Alex Simone**  
**Gold And Company, LLC**  
**5601 Newbury St.**  
**Baltimore, MD 21209**

**410.578.1300 (Office)**

**[www.goldcommercial.net](http://www.goldcommercial.net)**

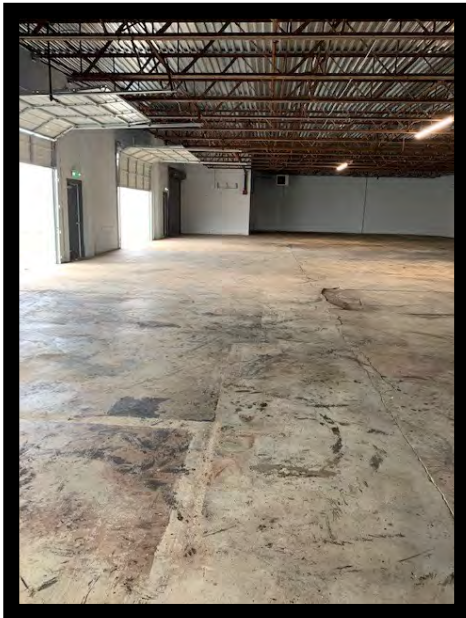


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## Property Survey



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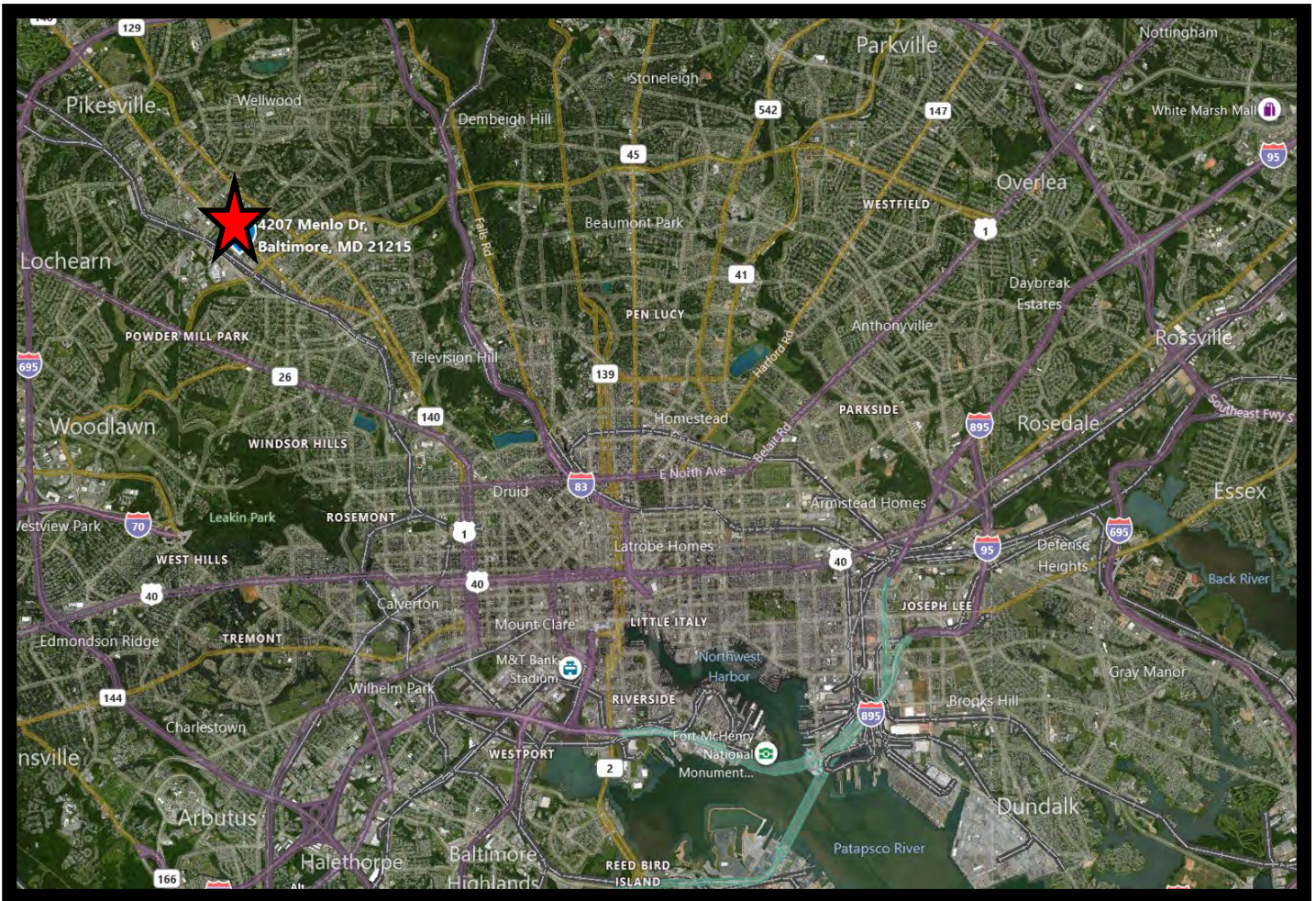


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## MAP



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