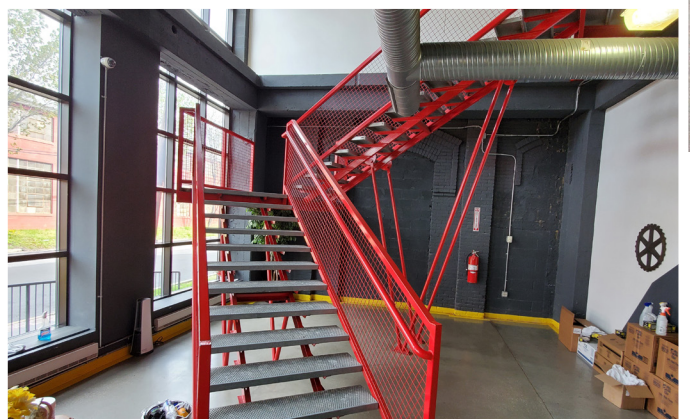




# GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

## MIXED USE PROPERTY FOR SALE



**1401 SEVERN ST. BALTIMORE, MD 21230**

**JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522**

**WILL MCCULLOUGH - WILL@GOLDCOMMERCIAL.NET - 410.292.2985**



# GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

## HISTORIC INDUSTRIAL COMPLEX



**RECENTLY RENOVATED WITH  
A VARIETY OF FLOOR PLANS,  
IDEAL FOR OWNER/USER  
OR INVESTOR**

**+/- 94,000 SF MIXED USE**

**4 CONNECTED BUILDINGS,  
PARTIALLY LEASED**

- Historic industrial office/flex campus with recent renovations.
- Private, campus-like setting with architecturally distinct spaces and expansive courtyards, new windows and repointed brick.
- Ample on-site parking, including free, enclosed spots.
- Excellent access to I-95 and I-295.
- Within walking distance of M&T Bank Stadium, Oriole Park at Camden Yards, Topgolf, luxury apartments, and an array of restaurants, breweries, fitness, and shopping.

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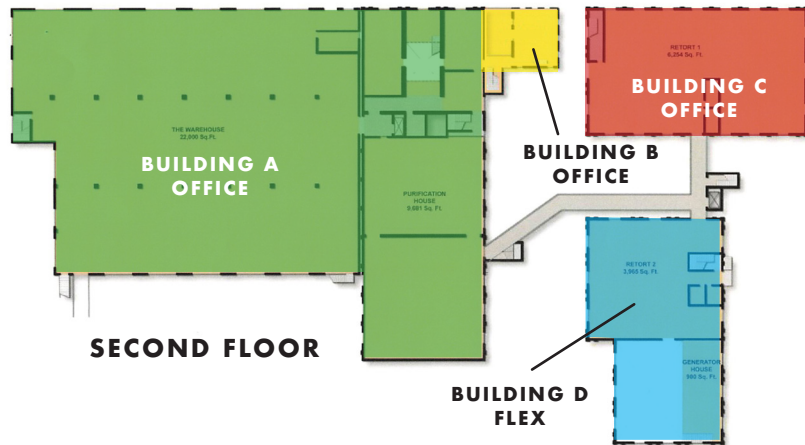
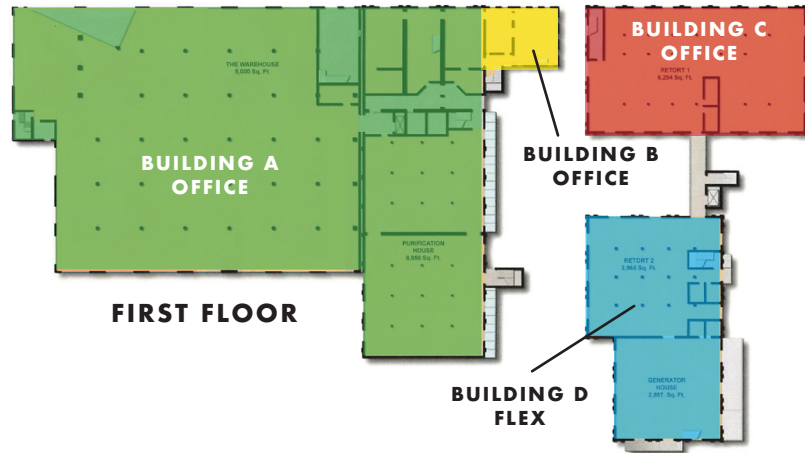
COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

**HISTORIC  
INDUSTRIAL  
OFFICE/FLEX  
SPACE WITH  
PRIVATE,  
CAMPUS-LIKE  
SETTING**

ARCHITECTURALLY  
DISTINCT SPACES  
WITH EXPANSIVE  
COURTYARDS,  
NEW WINDOWS  
AND REPOINTED  
BRICK

**PARTIALLY  
LEASED**

**MIXED USE  
PROPERTY  
FOR SALE**



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COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA



**CAMDEN  
YARDS**

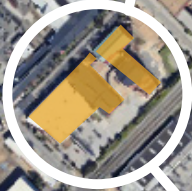
**CONVENTION  
CENTER**

**M&T BANK  
STADIUM**

**LOCATED  
WITHIN BLOCKS  
OF ALL THESE  
NEIGHBORHOOD  
AMENITIES  
& MORE**

**TOPGOLF**

**HORSESHOE  
CASINO**



**GASLIGHT  
SQUARE**

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