GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

PROFESSIONAL OFFICE BUILDING FOR SALE



- **±3,500 SF Office Building** — Freestanding professional office for sale
- **Flexible Office Layout** — 6 offices, conference room, kitchen, 2 bathrooms & open lower level
- **Highly Visible Corner Lot** — Sulphur Spring Rd & Linden Ave, just off US 1
- **Ample Off-Street Parking** — 0.34-acre lot with approx. 18–20 parking spaces
- **Excellent Highway Access** — Minutes to I-695, I-95 and I-195
- **Strong Traffic Counts** — ±21,400 vehicles per day on Sulphur Spring Rd

1424 SULPHUR SPRING RD (21227)

JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522

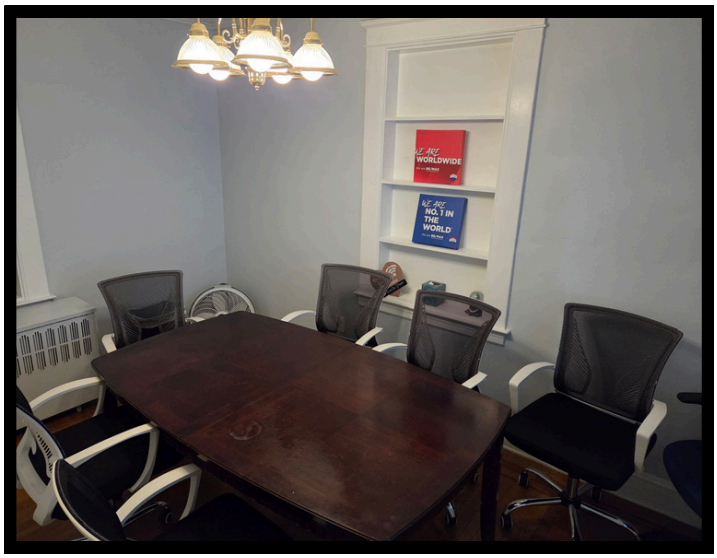
KYLE BROWN - KYLE@GOLDCOMMERCIAL.NET - 443.425.8279

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

1424 SULPHUR SPRING RD (21227)

Interior Photos









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Aerial



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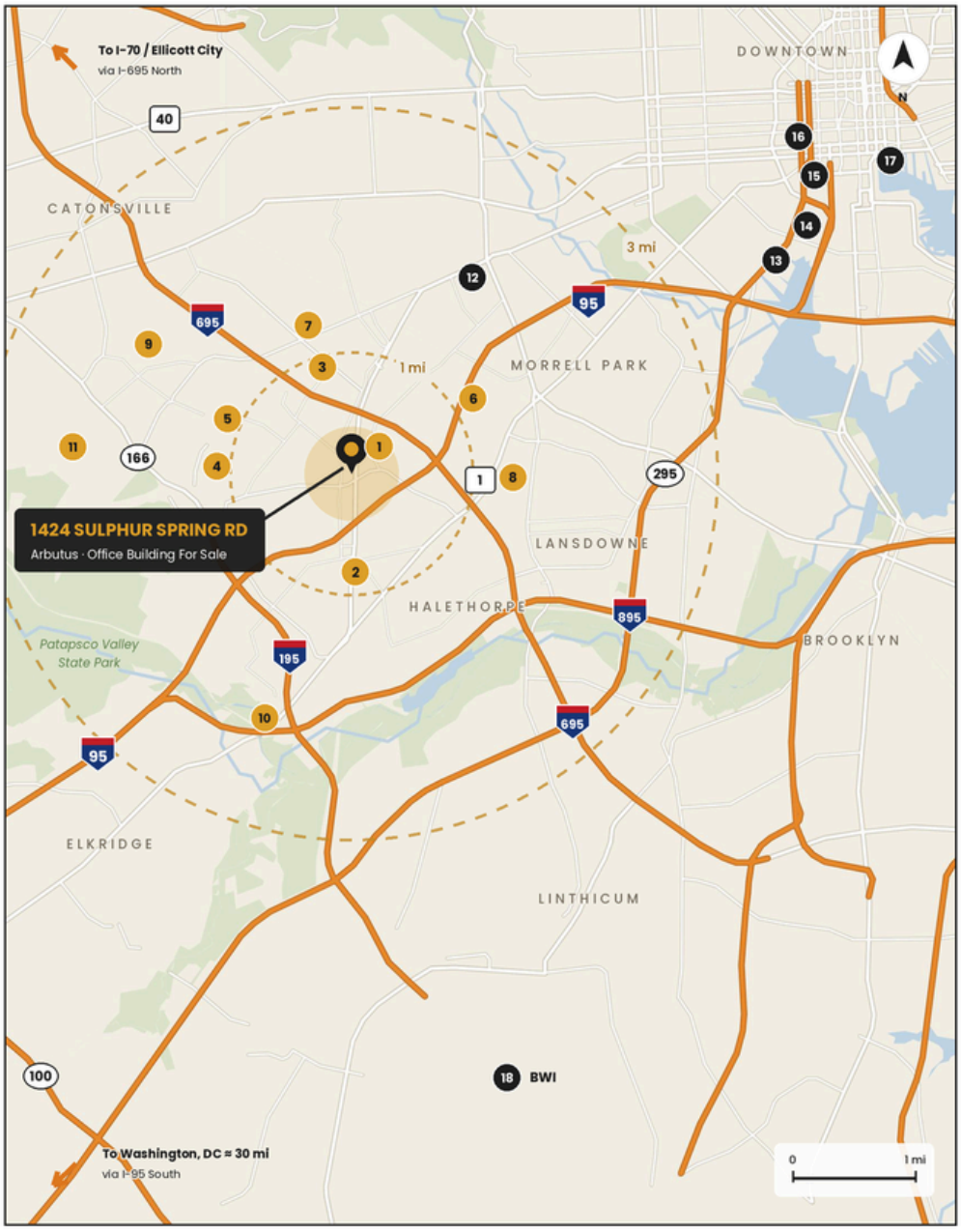
Map



HIGHWAY & STREET ACCESS

Corner of Sulphur Spring Rd & Linden Ave, steps from Southwestern Blvd (US 1)

I-695 / I-95 interchange under 1 mi · I-195, I-895 & MD 295 minutes away

Downtown Baltimore ≈ 5 mi via I-95 North · BWI Airport ≈ 5 mi via I-195

DAILY TRAFFIC (MDOT SHA AADT)

±21,400	±16,800	±186,000	±203,800
Sulphur Spring Rd	US 1	I-695	I-95

ARBUTUS & HALETHORPE

1	Arbutus Marketplace & East Dr Shops	0.3 mi
2	Halethorpe MARC Station	0.8 mi
3	Arbutus Shopping Center (Weis)	0.9 mi
4	bwtech@UMBC Research Park	1.1 mi
5	UMBC	1.1 mi
6	Kaiser Permanente Halethorpe	1.2 mi
7	Wilkens Beltway Plaza (Giant)	1.3 mi
8	Lansdowne Station (Walmart)	1.3 mi
9	Spring Grove Hospital Center	2.0 mi
10	Patapsco Valley State Park	2.1 mi
11	CCBC Catonsville	2.3 mi

REGIONAL DESTINATIONS

12	Ascension Saint Agnes Hospital	1.9 mi
13	Horseshoe Casino Baltimore	3.9 mi
14	M&T Bank Stadium	4.2 mi
15	Oriole Park at Camden Yards	4.5 mi
16	Univ. of Maryland Medical Center	4.6 mi
17	Inner Harbor	5.1 mi
18	BWI Marshall Airport	5.1 mi

Distances are approximate straight-line miles from the property.
Traffic counts: MDOT SHA AADT. Map data: MD iMAP, Baltimore Co. GIS.

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CONTACT

GOLD AND COMPANY, LLC
5601 NEWBURY ST.
BALTIMORE, MD 21209

JIM CHIVERS, SENIOR VICE PRESIDENT

443-928-7522 - CELL
JIM@GOLDCOMMERCIAL.NET

KYLE BROWN, ASSOCIATE

443-425-8279 - CELL
KYLE@GOLDCOMMERCIAL.NET