

OFFICE/FLEX PROPERTY FOR SALE

FREESTANDING BUILDING ALONG I-695 CORRIDOR

2340 MONUMENTAL AVENUE

BALTIMORE COUNTY, MARYLAND 21227

FOR SALE



BROKERAGE • CONSULTING • INVESTMENT • DEVELOPMENT

HOGANCOMPANIES.COM

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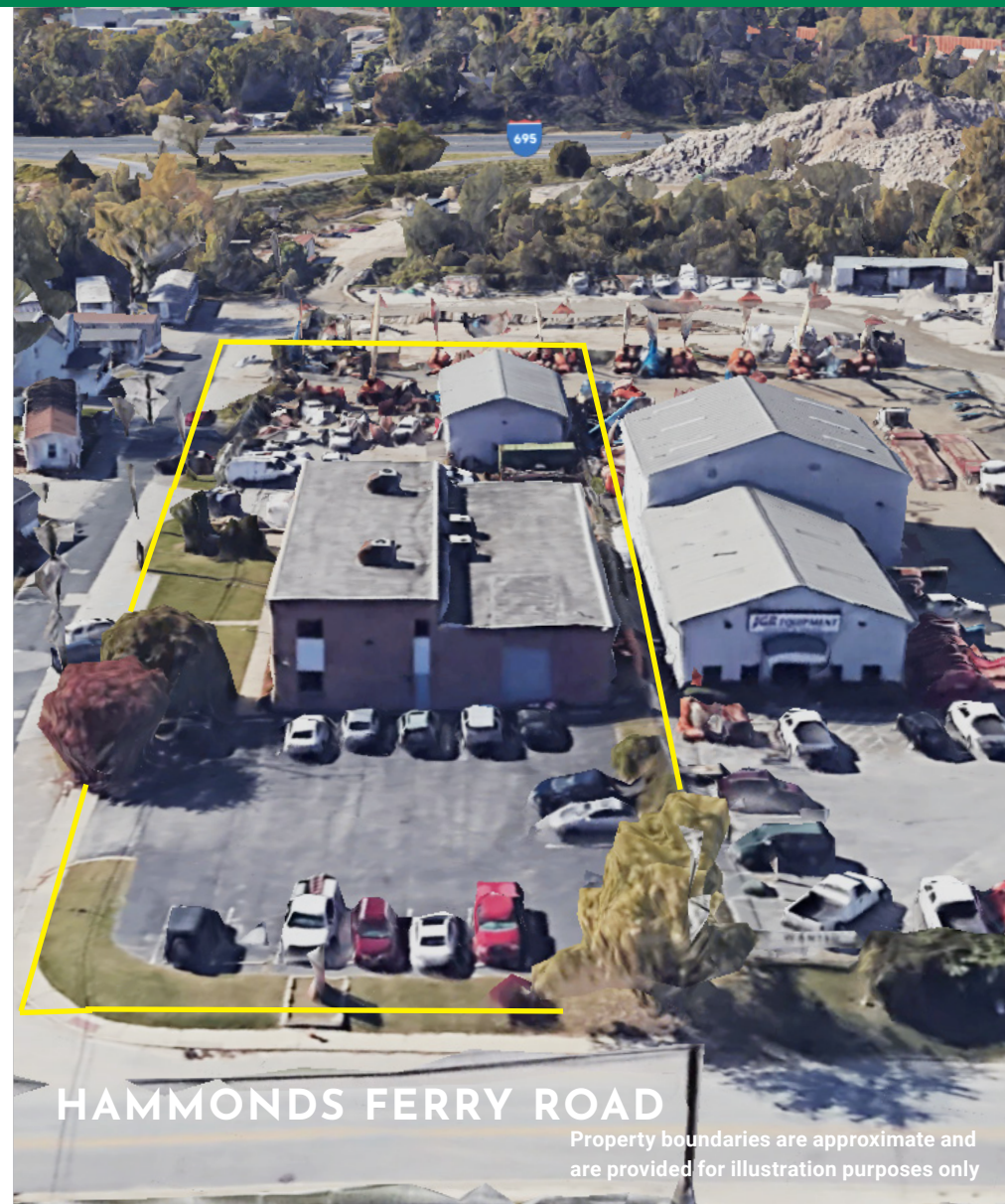
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THE OFFERING

2340 Monumental Avenue

HOGAN is pleased to offer for sale 2340 Monumental Avenue ("Property"), in Baltimore County, MD. The property comprises +/- 0.92-acres, zoned ML/IM, and is improved with an existing 2-story +/- 9,500 sf flex office building. The current NNN-lease is in place through February 2026, with two extensions and 2% annual rent escalations. Based on the existing annual lease rate, the property is valued at an 8.1% cap rate.

2340 Monumental Avenue presents an enticing opportunity for an end user to flourish in an established submarket. The property is conveniently located in close proximity to Downtown Baltimore and the major regional employment center, Fort Meade (Anne Arundel County). An ideal location for an owner/user or contractor's yard, the property provides ample parking and fenced storage space.

For more information, contact:

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Property boundaries are approximate and are provided for illustration purposes only

AERIAL OVERVIEW



PROPERTY DETAILS

Address: 2340 Monumental Avenue

Halethorpe, Maryland 21227

Tax Account Number	Tax Map	Grid	Parcel	Acreage
13-02-650080	0109	0008	0015	0.92

Property Type: Office/Flex

Zoning: ML-IM (Manufacturing, Light - Industrial, Major)

Building Size: +/- 9,500 sf

Number of Stories: 2

Year Built: 1980

Location Highlights: Ease of access to I-695 and I-895

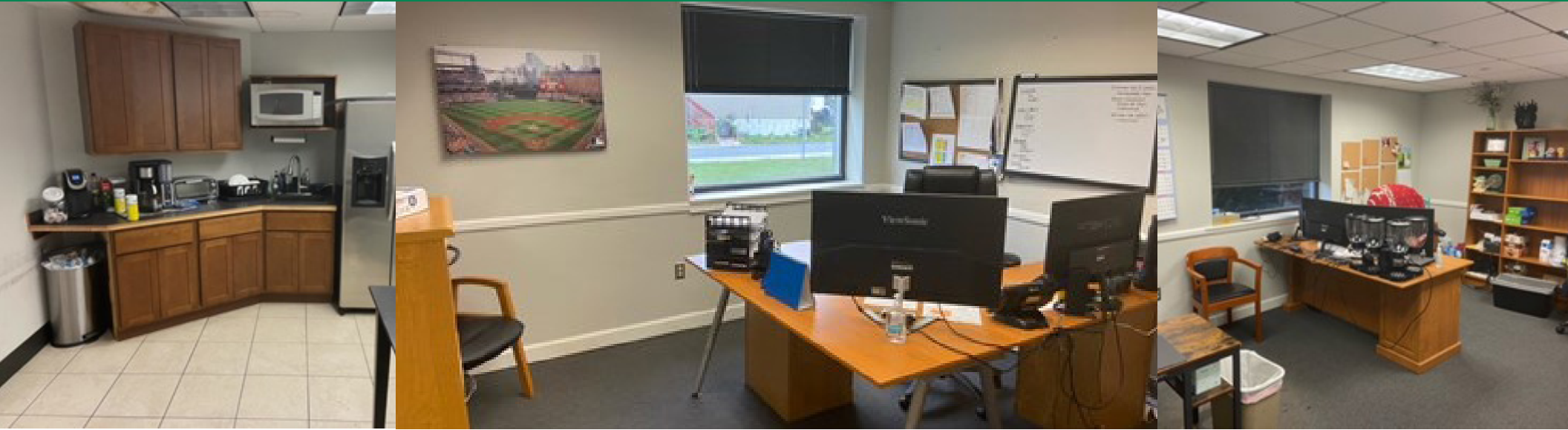
120,000+ VPD along I-695

Less than 5 miles North of BWI Business District

Prime location bordering Anne Arundel County



PROPERTY GALLERY



The property features private offices, a breakroom area, and a large warehouse bay. The property also features a detached garage with additional workshop space located in the fenced storage yard.



TRANSACTION DETAILS

Due Diligence Items in Document Vault

- Deed
- Tax Record
- Zoning Confirmation Letter
- Lease Agreement

Letters of Intent format preferred for initial offer

- Price: \$2,395,000
- Terms: Closing subject to buyer inspections
- Deposit: 5% of the purchase price
- Feasibility Period: No longer than 60 days
- Condition: As-is, Where-is
- Prospective buyers to schedule showings with HOGAN



Property boundaries are approximate and are provided for illustration purposes only

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all information which prospective Buyers may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and engineering advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Hogan nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.