

FOR SALE

THE PADONIA BUILDING

201

WEST PADONIA ROAD

Timonium, MD 21093

NOI INCREASED & PRICE REDUCED TO \$4,500,000



PROPERTY HIGHLIGHTS

- + Seven story, 42,270 SF office building with fenced yard area
- + Centrally located between I-83 and York Road offering great access
- + Floor plates are 6,083 SF for single tenant
- + 12 tenants in building with one additional tenant taking the fenced lot and additional parking spaces
- + Six vacant spaces, four of which make up the entire 2nd floor, offering great potential for upside or owner/occupant's office

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CBRE

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WEST PADONIA ROAD
Timonium, MD 21093

Sale Price	\$4,500,000
Financial Information	Available upon receipt of signed confidentiality and non-disclosure agreement
Street Address	201 W. Padonia Road, Timonium, MD 21093
Submarket	Baltimore County, I-83 Corridor South
Location	Close proximity to I-83 and York Road; Public transportation, shopping, and restaurants nearby
Zoning	ML-R, Manufacturing Light/Restricted
Site/Building Size	2.81 AC, 42,270 SF, 12 tenants, six vacant spaces
Number of Stories	Seven (lower level plus six), 6,083 floor plates
Parking	3.30/1,000; 126 Surface Spaces plus fenced yard; 10 spaces leased on a MTM basis
Year Built	1971
Elevators	Two; \$350,000 modernization to be completed by October 31, 2018
Boiler System	Replaced in March 2017
HVAC	VAV boxes controlled by tenants, supplemental PTAC units

OFFERING MEMORANDUM AND FINANCIAL INFORMATION WILL BE PROVIDED UPON RECEIPT OF SIGNED SELLER'S CONFIDENTIALITY AGREEMENT.



CONTACT US

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