



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

105,752 SF ± WAREHOUSE

INVESTMENT OR USER SALE OPPORTUNITY

OFFERING MEMORANDUM



4665 HOLLINS FERRY ROAD
HALETHORPE, MARYLAND 21227



FOR SALE



VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.

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EXECUTIVE SUMMARY / INVESTMENT HIGHLIGHTS



EXECUTIVE SUMMARY

4665 HOLLINS FERRY ROAD

HALETHORPE, MARYLAND 21227

FOR
SALE

105,752 SF WAREHOUSE/INDUSTRIAL PROPERTY

SALE/LEASE BACK OPPORTUNITY



BUILDING SIZE:

105,752 SF ±



LOT SIZE:

5.10 ACRES ±



ZONING:

MH IM (MANUFACTURING, HEAVY)



CLEAR HEIGHT:

24' ±

SPRINKLER:

WET



DOCKS:

11

DRIVE-INS:

1



MacKenzie Commercial Real Estate Services, LLC is pleased to exclusively offer for sale **4665 Hollins Ferry Road** in Halethorpe, Maryland. The building is equipped with 24' clear height, 11 docks, 1 ramped drive-in, a 200+ ft. truck court, LED lighting and a 9,345 SF ± elevator served mezzanine office. The property is currently 100% occupied by the owner's business, Saver Automotive Products. The property is well located in the Baltimore-Washington Corridor with excellent access to I-695, I-95 and I-295. 4665 Hollins Ferry Road will be leased back by the Owner's Business.



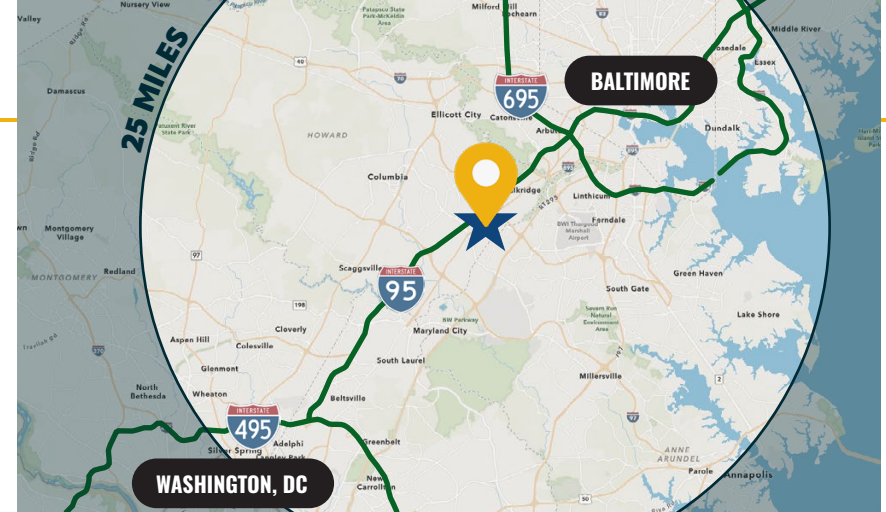
INVESTMENT HIGHLIGHTS

PRIME INDUSTRIAL INVESTMENT OPPORTUNITY:

- **Income-producing property**—Saver Automotive Products to lease back all or a portion of the property
- **Baltimore-Washington Corridor location**
 - » Vacancy in the Baltimore/Washington Corridor industrial market remains tight with limited current construction
 - » Ranked #4 nationally for Year over Year Rent Growth
- **Income-producing property**—Saver Automotive Products to lease back all or a portion of the property (see above scenarios)
- **Heavy Industrial Zoning**—MH IM
- **Heavy Power**—Ideal for manufacturing users

STRATEGIC LOCATION & CONNECTIVITY:

- **Proximity to the Port of Baltimore**—one of the nation's busiest ports, facilitating robust shipping, logistics and warehousing demand
- **Immediate access to major highways**—convenient to I-695, I-95, I-295 and I-895, proving seamless regional and national connectivity
- **Opportunity to reactivate Rail Service**—CSX has confirmed that reactivating the rail spur and rail service to the property is possible.



LEASE BACK SCENARIOS

LEASE BACK SCENARIO A:

- Saver Automotive to lease back the entire building (105,752 SF) for One (1) Year at market rate

LEASE BACK SCENARIO B:

- Saver Automotive to lease back the rear 44,490 SF for Three (3) to Five (5) Years at market rate

LEASE BACK SCENARIO A: 105,752 SF

LEASE BACK SCENARIO B: 44,490 SF



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PROPERTY PROFILE



AERIAL / PROPERTY SPECS

Parcel ID	13-00000884 0109/0013/0453
Site Size	5.10 Acres ±
Building Size	105,752 SF ±
Office Space	9,345 SF ± (Mezzanine)
Year Built	1972
Stories	1 (+ Mezz. Office)
Construction	Masonry
Clear Height	24' ±
Columns	31' x 45' / 42.66' x 35'
Loading Docks	9 in front; 2 in rear
Drive-Ins	1 (ramped; rear of building)
Power	Two (2) 2,000 Amp 480V Electric Services coming into building (only 1 currently being used)
Lighting	LED
Rail Docks	6
Rail Line	CSX
Zoning	MH IM (Baltimore County, MD)

MH (Manufacturing, Heavy) Intent: To provide areas for industrial uses that require assembling, compounding, manufacturing, packaging, or processing of goods and services. **Typical Uses Permitted by Right:** Industrial uses requiring assembly, production, processing, packaging, or treatment of various elements, boat yard, laboratory, office, medical clinic, equipment and material storage yard, brewery, adult entertainment subject to locational criteria. **Typical Uses Permitted by Special Exception:** Landfill, junk yard, truck stop and trucking facility.

IM (Industrial, Major District) Intent: To encourage greater use of prime industrial land. Nonauxiliary commercial uses are discouraged. The IM district may be applied only to areas individually containing 100 acres or more of land zoned for industrial or semi-industrial use. The base zone may be MH, ML, MLR, MR, BR, and/or BM. **Typical Uses Permitted by Right:** Uses permitted by the underlying zone, auxiliary retail, service and semi-industrial uses such as banks, barber-shops, dry cleaning facilities, contractor's shops, machinery sales/repair, hotels and motels, office supply stores, taverns. **Typical Uses Permitted by Special Exception:** Uses permitted by special exception in the underlying zone, car washes, truck and car service garages.










BUILDING PLAN

BUILDING BREAKDOWN:

Original Warehouse Building	92,849 SF
Addition 1	2,742 SF
Addition 2	816 SF
Mezz. Office (Elevator Served)	9,345 SF
Total	105,752 SF



LEGEND

	CONCRETE BLOCK (CMU)
	CONCRETE
	EARTH OR COMPACTED FILL
	CRUSHED STONE
	RIGID INSULATION
	STEEL DECK (PERPENDICULAR)
	STRUCTURAL NOTE OR TYPICAL DETAIL

PARKING PROVIDED:

46 EXISTING PARKING SPACES IN BACK LOT
 (-3) 3 SPACES ELIMINATED BY NEW ADDITION
 +7 7 ADDITIONAL SPACES IN FRONT LOT
 50 PARKING SPACES PROPOSED

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL AUTHORITIES' RULES AND REGULATIONS.
2. ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND IN CONFORMANCE WITH PRODUCT MANUFACTURERS' INSTALLATION AND GUARANTEE REQUIREMENTS, AND TO THE SATISFACTION OF THE OWNER.
3. ALL DIMENSIONS AND FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES IN THE DIMENSIONS, CONDITIONS, OR DOCUMENTS SHALL BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
4. THE OWNER WILL OBTAIN AND PAY FOR THE GENERAL BUILDING CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN ALL OTHER NECESSARY PERMITS. PERMITS SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF JOB SITE SAFETY.
6. "PROVIDE" MEANS THE CONTRACTOR SHALL SUPPLY AND INSTALL PRODUCT OR CONSTRUCTION INDICATED.
7. CONTRACTOR SHALL COORDINATE THE WORK SCHEDULE WITH THE OWNER / TENANT, AND NOTIFY OWNER / TENANT OF ANY REQUIRED DOWN TIME AT LEAST 24 HOURS AHEAD IN ADVANCE.
8. CONTRACTOR SHALL COORDINATE WALL PENETRATIONS TO ACCOMMODATE FOR TENANTS EQUIPMENT REQUIREMENTS, AND VERIFY LOCATION FOR EQUIPMENT FLOOR DRAIN.



TENANT PROFILE



SAVER



COMPANY DESCRIPTION

Saver Automotive has supplied wiper products for automobiles, buses, and trucks for over two decades. We supply these products to traditional automotive distributors, buying groups, large retailers, and private label customers. Saver delivers as high as 98% coverage for early and late model vehicles with popular conventional, hybrid, air foil, and winter blade product lines. Our products are sold in over eight countries around the globe.

COMPANY HISTORY

Saver Automotive Products was incorporated in 1991 in the state of Maryland in the United States. Today, Saver Automotive produces and assembles the majority of its products in the USA; the only wiper blade manufacturer to do so. The research and development staff in Maryland continues to earn high praise for their innovative designs and self-manufactured rubber squeegees. Today, the company is growing at an exponential rate, and plans to provide quality products and services for the twenty first century.

Lease Entity: Saver Automotive Products, Inc.

Property: 4665 Hollins Ferry Road
Halethorpe, MD 21227

Lease Back Rate: Market Rate (to be negotiated)

Square Footage: 44,490-105,752 SF

% of Building: 100%

Industry: Manufacturing

Specialties: Automotive Wiper Blades

Website: www.saverblade.com



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MARKET OVERVIEW



LOCAL BIRDSEYE

BALTIMORE



4665 HOLLINS FERRY ROAD

OFFERING MEMORANDUM

LOCAL BIRDSEYE



TRADE AREA

- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER

DRIVING DISTANCE TO:

 0.9 MILES
1 MIN. DRIVE

 2.1 MILES
3 MIN. DRIVE

 2.1 MILES
3 MIN. DRIVE

 6.1 MILES
7 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

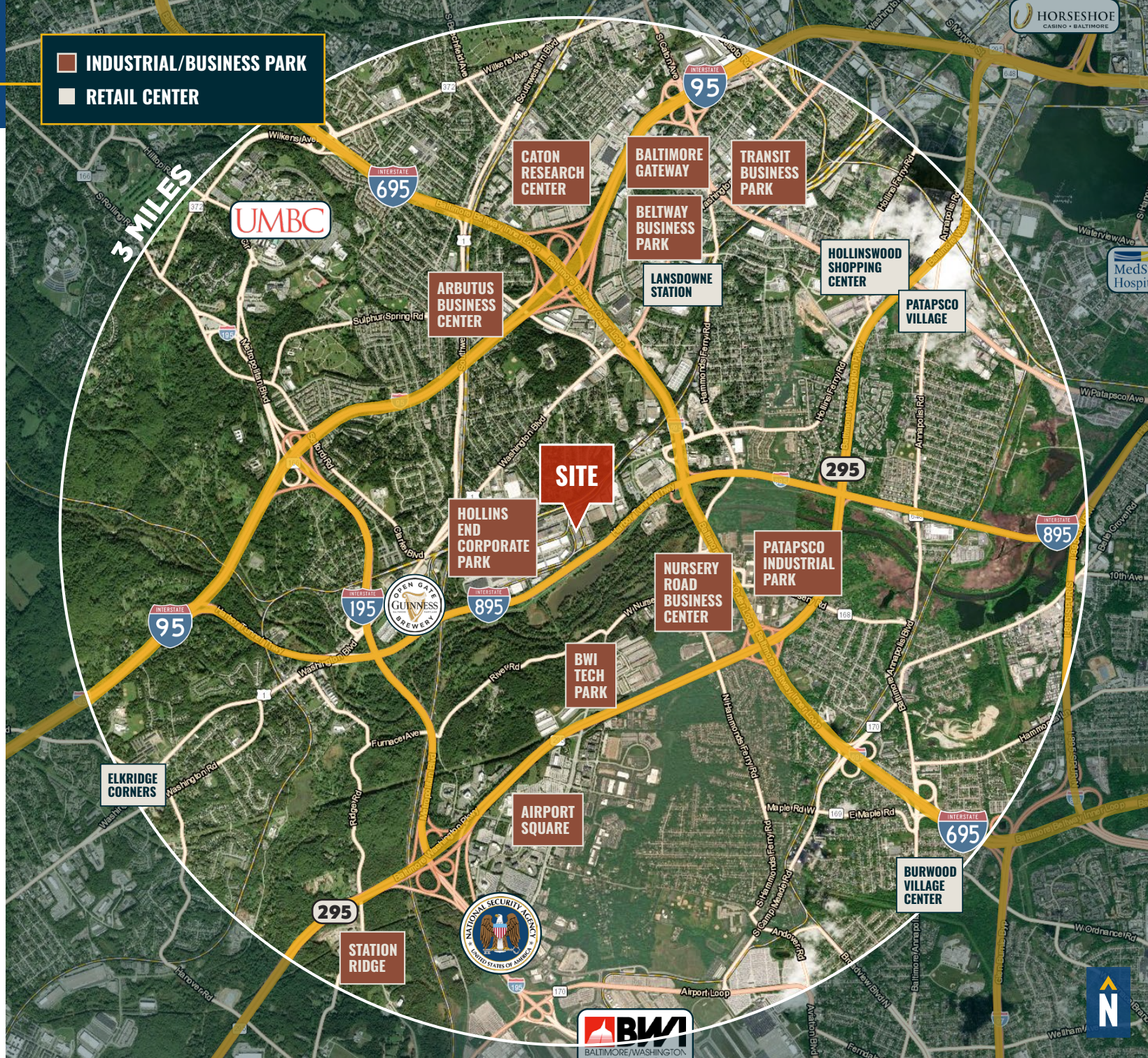
 6.5 MILES
8 MIN. DRIVE

BALTIMORE, MD 7.8 MILES
13 MIN.

WASHINGTON, DC 34.2 MILES
49 MIN.

PHILADELPHIA, PA 108.0 MILES
1 HR. 45 MIN.

RICHMOND, VA 143.0 MILES
2 HRS. 20 MIN.



STRATEGIC LOCATION

Halethorpe's strategic location provides a powerful combination of port access, transportation infrastructure, and established industrial presence. This makes it a highly desirable location for businesses that rely on efficient logistics and access to major markets.

ACCESS TO THE PORT OF BALTIMORE

- While not directly on the waterfront, Halethorpe benefits from its strategic location within the Baltimore metropolitan area, providing relatively easy access to the Port of Baltimore. This is crucial for businesses involved in import/export and maritime logistics.

PROXIMITY TO BWI AIRPORT

- Halethorpe's close proximity to BWI Airport is a significant asset for businesses reliant on air cargo, expedited shipping, or frequent travel. This allows for rapid movement of goods and personnel.

EXCELLENT TRANSPORTATION INFRASTRUCTURE

- The area is well-served by major roadways, facilitating efficient truck transport. This includes access to:
 - » Interstate 95: A major north-south transportation corridor.
 - » Interstate 695 (Baltimore Beltway): Providing connections to other major highways.
- This robust road network enables streamlined movement of goods to and from the port, airport, and other key destinations.
- Access to rail lines, which is very helpful for heavy industrial usage.

ESTABLISHED INDUSTRIAL PRESENCE

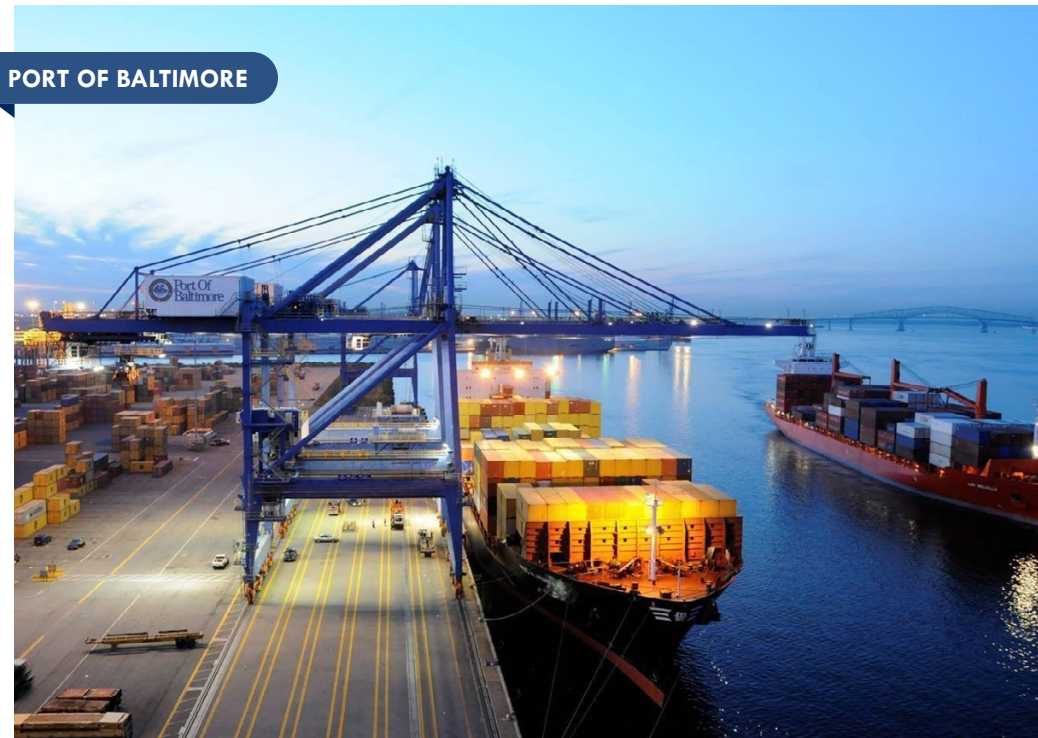
- Halethorpe has a history of industrial activity, meaning there's an existing infrastructure and potentially a skilled workforce familiar with industrial operations.

BALTIMORE-WASHINGTON CORRIDOR

- Halethorpe's location within the Baltimore-Washington Corridor places it within a major economic region, offering access to a large customer base and a diverse range of supporting industries.



PORT OF BALTIMORE



CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MacKenzie Commercial Real Estate Services, LLC and it should not be made available to any other person or entity without the written consent of MacKenzie Commercial Real Estate Services, LLC. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient of this Offering Memorandum acknowledges that it is being provided only for investment purposes, and further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. Upon review, if the recipient has no further interest in the property as described herein, they will please return the Offering Memorandum to MacKenzie Commercial Real Estate Services, LLC. This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish a preliminary level of interest in the subject property.

Absolutely no tours of the property without authorization of the salespersons directly involved with this offering.



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Each party shall conduct its own independent investigation and due diligence.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.





SUBMIT ALL OFFERS TO:



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3203
MCURRAN@mackenziecommercial.com



ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4881
AMEEDER@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

111 S. Calvert Street

Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

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