



PROPERTY FACT SHEET

PROPERTY NAME: O'Neill Building

PROPERTY ADDRESS: 19 Newport Drive
Forest Hill Business Center
Forest Hill, Maryland 21050

MUNICIPALITY: 3 miles northwest of Town of Bel Air
Harford County

MAJOR ROADS: MD Rt. 24 & MD Rt. 23

ACREAGE: 1.26± acres

IMPROVEMENTS: 2-story, 15,400± gross square foot office building (13,400± rentable square feet)

ZONING: CI (County zoning)

UTILITIES: Gas: Yes Sewer: Yes
Electric: Yes Water: Yes
DSL/T1: Yes

LEASE RENT: 6,200± square feet, 2nd floor, @ \$18.00/sf, Triple Net
Availability February, 2023

PURCHASE PRICE: \$2,500,000.00, fee simple

GENERAL REMARKS: * 6,700± square feet presently available for lease
* Newly installed elevator
* Ample on-site parking
* Wet Sprinkler System
* **Great investment for 1031 Tax Free Exchange**

FOR MORE INFORMATION, CALL:

Dan Cudone

TriState Commercial Realty Corp.
443.866.1703

Email: tsrealty@yahoo.com

Website: www.tristaterealtycorp.com

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