



**BUY IT NOW**

**SOUTHEAST BALTIMORE**  
– Holabird Industrial Park –

– Office & Laboratory –  
**LIFE SCIENCES BUILDING**

77,225 Sq. Ft. GBA • 4.56± Acres • Port Adjacent  
Zoned I-2 Industrial • Ample Parking • Opportunity Zone

**\$486,360**  
***Scheduled Gross Annual Rent***  
***At 25% Occupancy***

Known As:

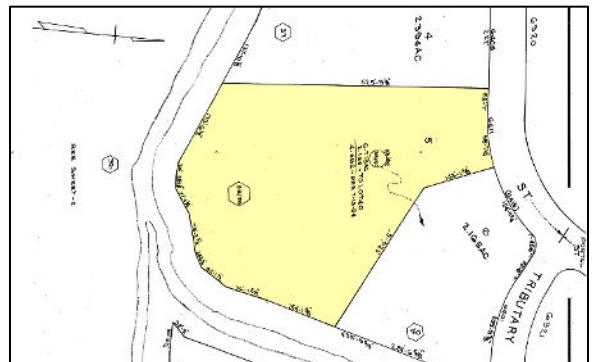
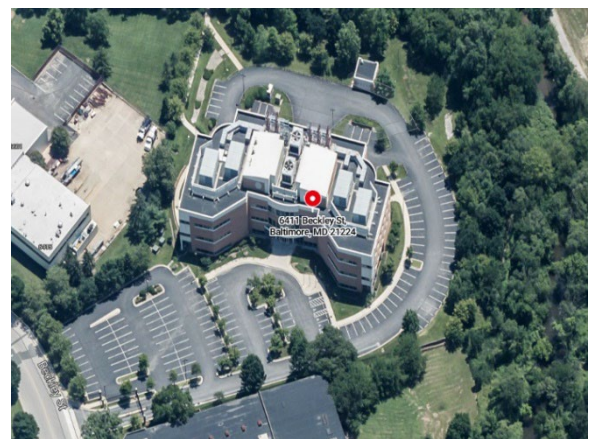
**6411 BECKLEY STREET**

Baltimore City, Maryland 21224

**NOTE:** The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

**GENERAL INFORMATION:**

6411 Beckley Street comprises a 77,225 square foot biomedical research office and laboratory building situated on 4.56 acres of industrially zoned and port adjacent land. The life sciences facility is currently 25% occupied by Pixelligent, Inc., a manufacturing company that, according to the company website, is “innovating advanced optical solutions for next-gen electronics applications.” The tenant has extended their lease through May of 2027 with increased rent beginning in June of 2025 (\$543,390 gross rent per year). Current operating expenses put the building at a roughly break-even proposition as it stands, with ample opportunity for strategic building improvements to reduce overall operating expenses in addition to 75% remaining space available to occupy or lease. Proximity to the port, industrial zoning and overall acreage also present an exciting opportunity to fully reposition the building to a variety of alternative uses, including cold storage, traditional office or institutional purposes. The auction presents a unique opportunity for a strategic company headquarters, creative redevelopment or simply a well-timed value-add leasing opportunity.



## **LOCATION:**

The property is located in the Holabird Industrial Park area of southeast Baltimore City. Formally referred to as the Fort Holabird Industrial Park, the area comprises a number of large scale logistics, manufacturing, office and research facilities, all maximizing their proximity to Baltimore's highest volume ports and major commuter routes. The Seagirt and Dundalk Marine Terminals are each approximately one mile south. Tradepoint Atlantic is 5 miles east. I-95 and I-895 are within two miles, and I-695 (the Baltimore Beltway) is just over three miles northeast. Surrounding businesses include Guilford Pharmaceuticals, Eisai (human health care, medical and pharmaceutical technology), Victory Steel, Phoenix Metals, Cowan Logistics, the International Longshoremen's Association, Steamship Trade Association, ATCO Rubber Products, Amazon and a variety of Maryland and Federal Government offices. Being within an Opportunity Zone, ownership and development of the site retains an array of tax incentives.

For more information about the area, please visit:

Neighborhoods – <https://livebaltimore.com/neighborhoods/>

City of Baltimore – <https://www.baltimorecity.gov/>

CityView Map – <https://cityview.baltimorecity.gov/cityview21/>

Community Development Map – <https://cels.baltimorehousing.org/codemapv2/>

Opportunity Zones – <https://www.baltimoredevelopment.com/doing-business/opportunity-zones>

Maryland Opportunity Zones – <https://dhcd.maryland.gov/Pages/OZ/OpportunityZones.aspx>

## **SITE:**

Lot size – 4.56 acres, more or less, according to public tax records

Fully fenced with security gate

Asphalt paved parking area for approximately 168 vehicles

Rear loading dock

## **ZONING:**

I-2 – General Industrial Zoning

According to the Baltimore City Zoning District Summary, the I-2 district is intended for "Manufacturing, fabricating, processing, wholesale distributing and warehousing. Commercial uses and open storage allowed."

A planned unit development (PUD), planned residential development (PRD) or other comprehensive special exception may provide additional property uses beyond the base zoning.

For more information about zoning, please visit: Department of Planning – <https://planning.baltimorecity.gov/>

## **IMPROVEMENTS:**

Three story masonry life sciences building arranged for office, laboratory and manufacturing. According to public tax records the building was constructed in 1999 and contains 73,095 square feet of gross building area. Ownership records put total gross building area at 77,225 square feet.

Features include:

- Masonry construction with steel frame and concrete reinforced floors
- Two elevators
- Two dock-high doors
- 12' clear height area on the ground floor

The building is built-out for approximately 70% laboratory space on the second and third floors, and has infrastructure for approximately 30% lab space on the first floor.

Current HVAC and operational expenses present an opportunity to strategically upgrade systems to increase cash flow. Quotes of roughly \$500,000 have been previously obtained to facilitate the stated benefits, specifically as related to improvement and separation of HVAC systems correlated with laboratory operations. Additional details available within the due diligence package.

**TENANT – ADDITIONAL INFORMATION:**

The property is currently 25% leased (18,113 sq. ft) by Pixelligent, Inc., a technology research and manufacturing company, headquartered at the site. Pixelligent renewed in August of this year through May 31, 2027. Current gross annual lease rate is \$486,360 (\$28.85 psf), and increases to \$543,390/year on June 1, 2025. Reimbursements to landlord shall include \$550,890/year for operating expenses in addition to HVAC reimbursement, reduced from the current \$613,972/year in exchange for adjustments to security and nitrogen gas related expenses, as well as reallocation of leased space.

For more information about the tenant, please visit: <https://pixelligent.com/>

Please see this auction's web page and complete the Waiver and Confidentiality agreement to receive copies of the lease and additional due diligence information: <https://ajbillig.com/auction/6411-beckley-street/>

**TITLE:**

In fee simple; sold free and clear of all liens.

**TAXES:**

Current annual real estate taxes are \$106,200, based on a full value tax assessment of \$4,500,000.

**SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

A 10% deposit, payable by cashier's check or wire, will be required of the purchaser. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place before 5 P.M. Eastern time on Friday, March 21, 2025. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. All adjustments, including taxes, rent, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of settlement and assumed thereafter by the Purchaser. Security deposit(s), if any, shall be adjusted at the time of settlement. The property will be sold in "AS IS" condition, and subject to the existing lease(s) of the tenant(s) in place, easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to Baltimore City violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, the Auctioneers, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Seller is unable to convey good and marketable title, the Purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the Purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. A 5% buyer's premium will be added to the final bid price.

Please visit this auction's web page for more photos and sample contract:

<https://ajbillig.com/auction/6411-beckley-street/>

