

# FOR LEASE

## 8176 RITCHIE HWY, PASADENA, MD 21122



Small Office Building  
for Lease with  
Fenced Storage Yard

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## PROPERTY DESCRIPTION

This small industrial building is available for lease and features both office and functional storage/workshop space. The property includes a fenced storage yard, providing secure outdoor storage and flexibility for a range of industrial or service-oriented users.

## HIGHLIGHTS

- Great visibility and signage
- The property includes 4 offices & a break room
- There is a small garage/workshop
- A fenced storage yard is available
- The site also offers 4 small sheds

## OFFERING



## FOR LEASE INDUSTRIAL PROPERTY

Building Size	2,775 SF
Lot Size	0.45 Acres
Lease Rate	Rent just reduced to \$7,000 per month (NNN)



# ADDITIONAL PHOTOS



# RETAILER MAP



# DEMOGRAPHICS



## Baltimore/

### 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,142	90,876	182,850
Households	2,484	33,712	67,341
Average Household Size	2.5	2.7	2.7
Average Age	40	40	40
Average Household Income	\$136,342	\$146,983	\$149,764



182,850  
Population



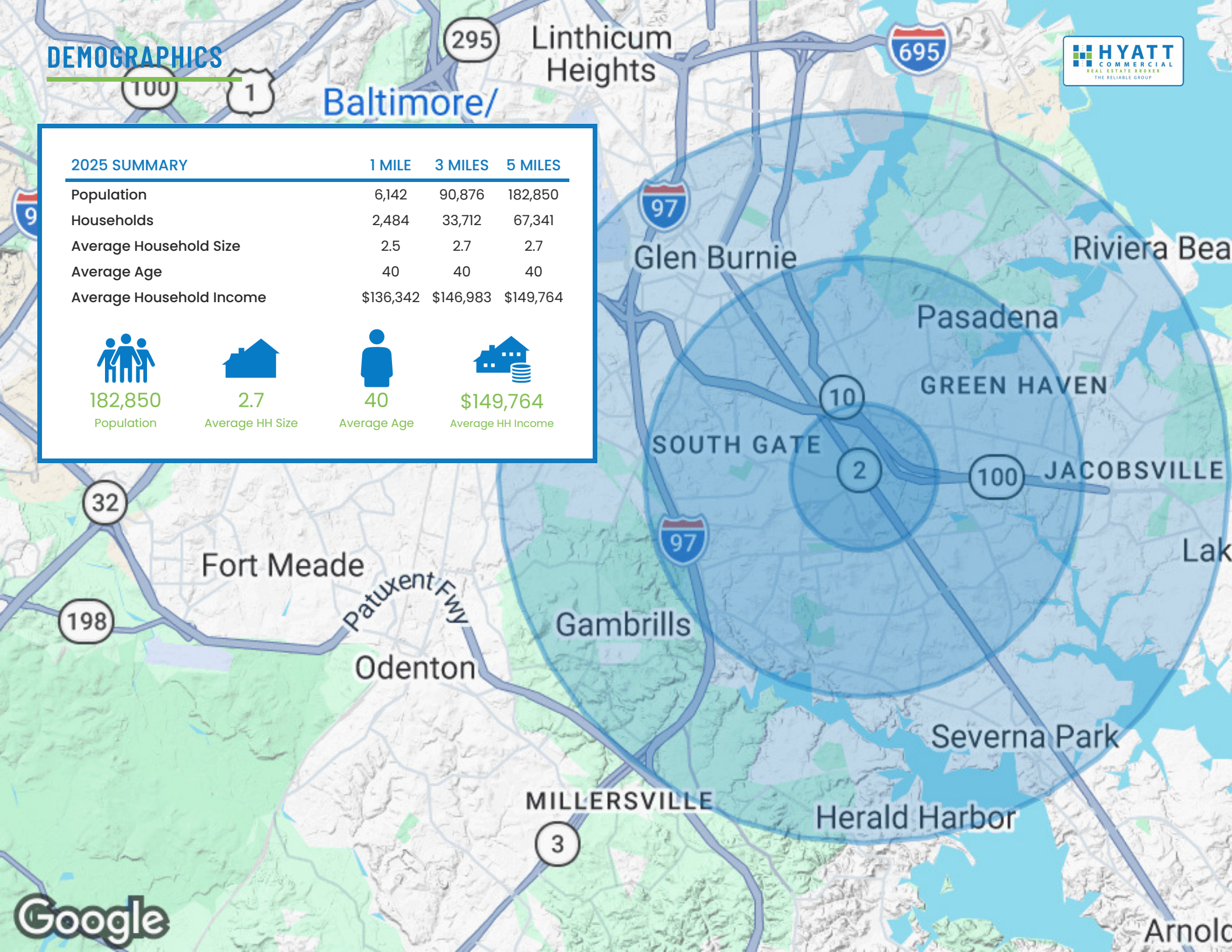
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Average HH Size



40  
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\$149,764  
Average HH Income



# CONTACT

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