

# 3106 ELM AVE

Baltimore, MD 21211

Industrial Property For Lease



## ABOUT THE PROPERTY

This property is perfectly suited to meet your industrial needs with multiple loading docks, over 14,000 sf of warehouse space, front office area, and ample parking. Benefit from high ceilings and convenient access to major transportation routes, positioning your industrial operations for success. Located in one of Baltimore's premier neighborhoods, this facility offers the ideal environment for your business to thrive and expand. Don't miss out on this rare industrial opportunity in Hampden.

## Contact Us



**30 E. Padonia Road, Suite 504**  
Timonium, MD 21093



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[troutdaniel.com](http://troutdaniel.com)



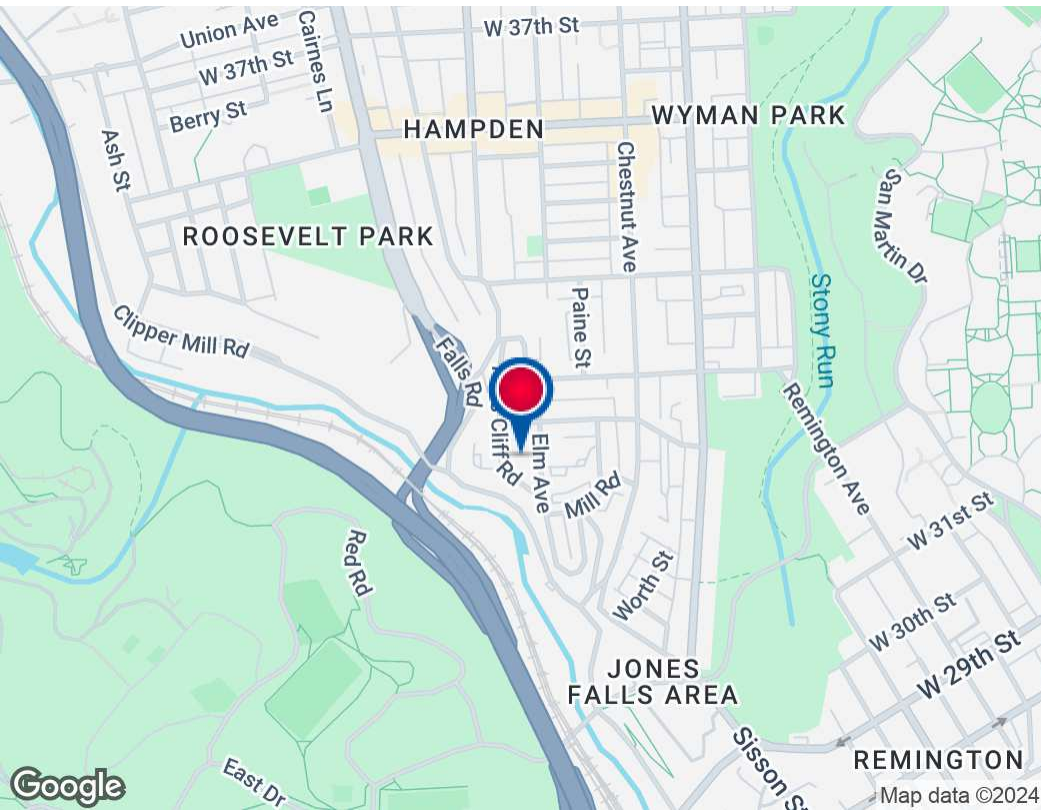
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★ Property Summary



**OFFERING SUMMARY**

Lease Rate:	\$12.00 SF/yr (NN)
Available SF:	14,229 SF
Lot Size:	18,308 SF

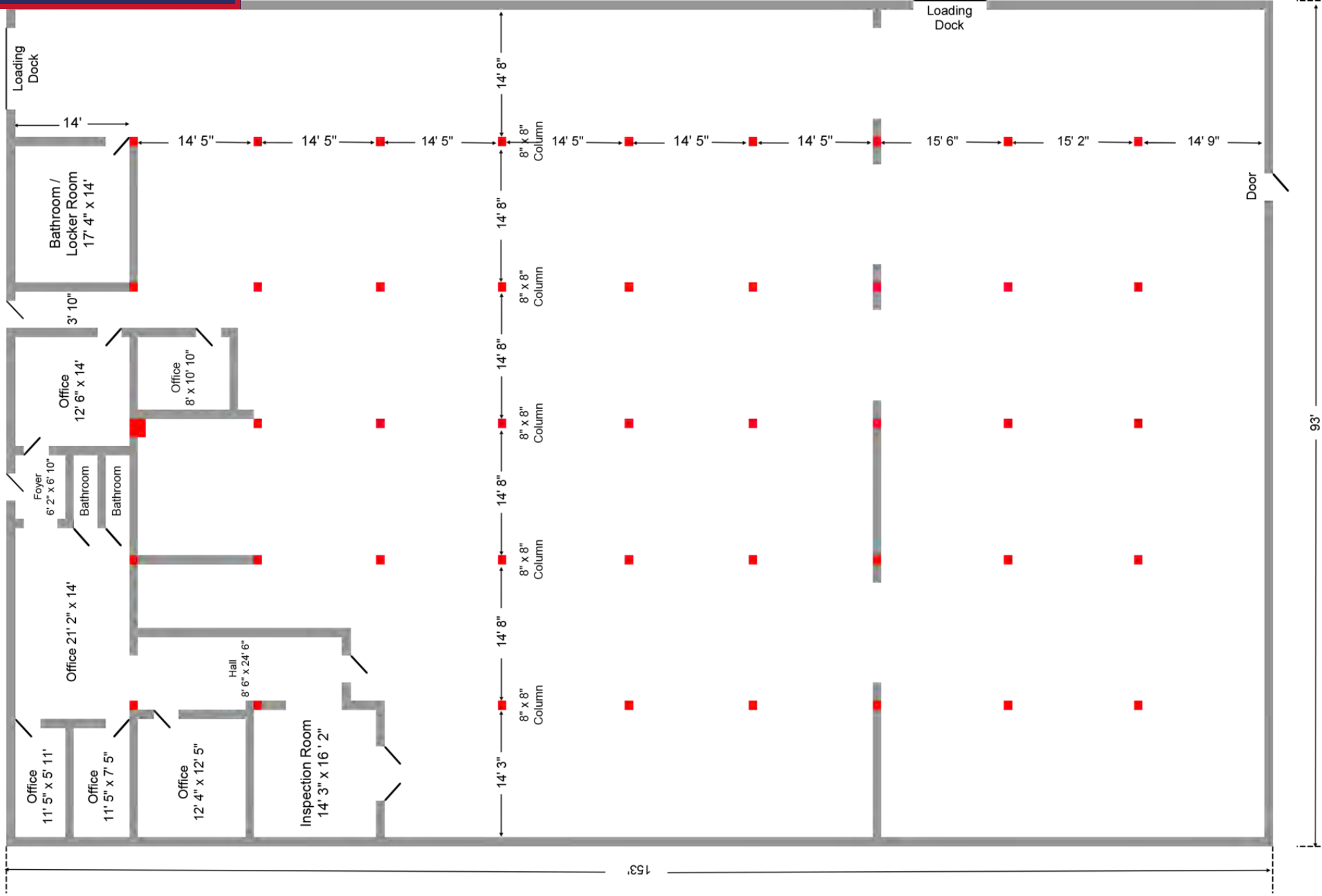
**DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE**

Total Households	886	2,620	14,944
Total Population	1,689	5,080	30,545
Average HH Income	\$122,770	\$122,520	\$99,766



# Floor Plan

3106 Elm Avenue - Floor Plan



## ★ Location Description

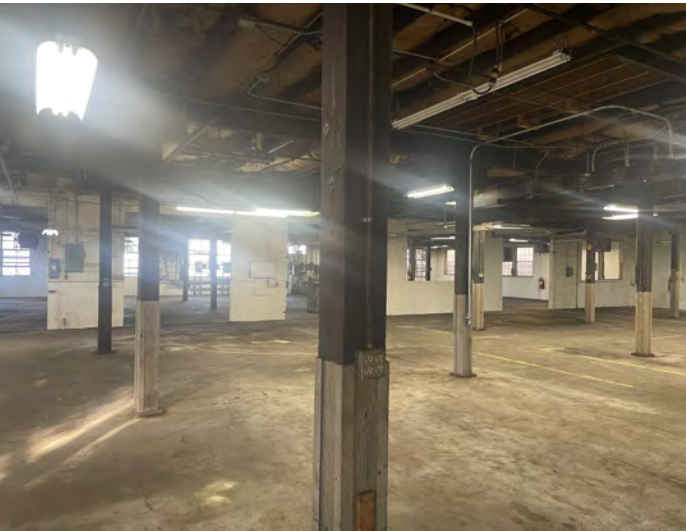
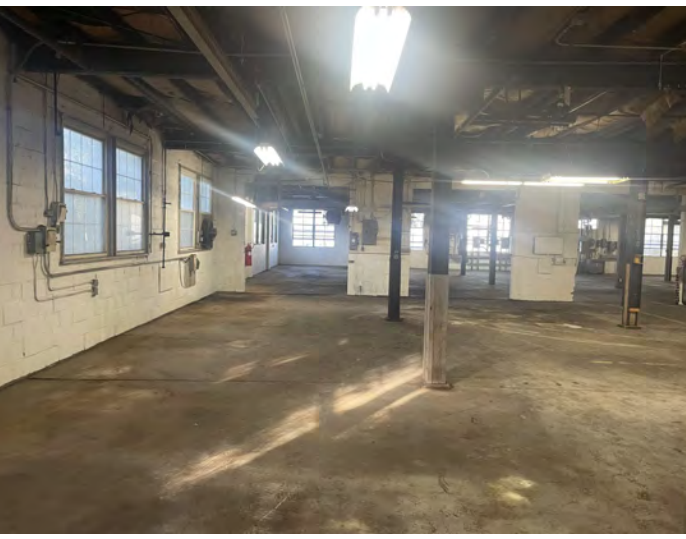
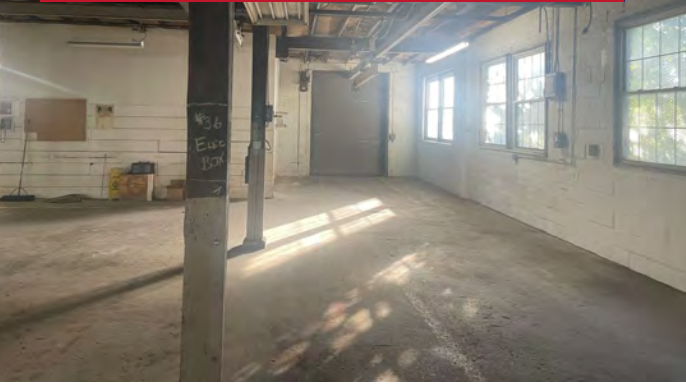
### HAMPDEN

Located in the heart of Baltimore, Hampden is a dynamic neighborhood known for its unique charm, artistic vibe, and thriving commercial scene. Famous for "The Avenue" (36th Street), this area blends historic mill-town roots with modern energy, offering a mix of boutique shops, trendy restaurants, and creative businesses. Hampden's walkable streets, diverse community, and proximity to key attractions like Johns Hopkins University and the Maryland Zoo make it a prime location for both locals and visitors. With a reputation as a cultural hotspot, Hampden is the ideal setting for any commercial venture looking to tap into Baltimore's eclectic spirit.





# Additional Photos





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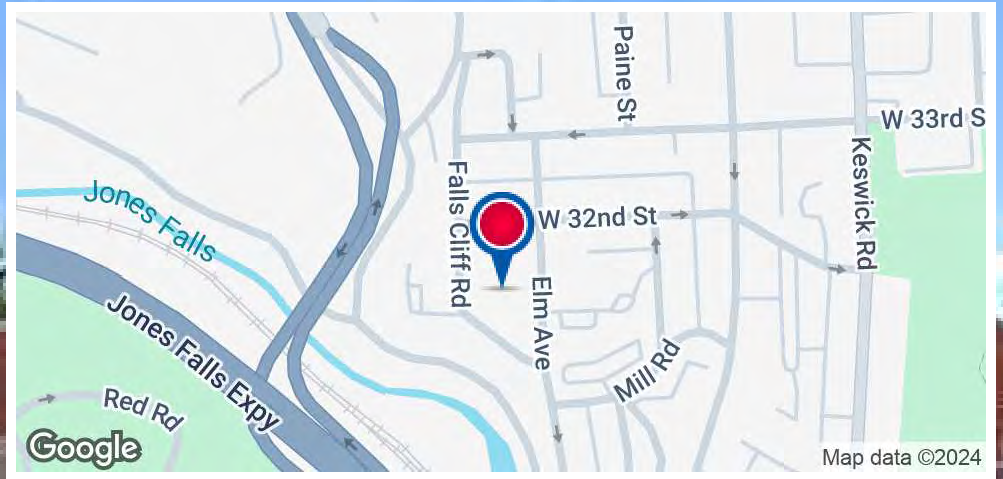


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