

OUTDOOR STORAGE LAND FOR SALE/LEASE

713 CHESAPEAKE AVE - LOT 7

713 Chesapeake Avenue, Baltimore, MD 21225

Available: 3.93 Acres



LISTING DATA

AVAILABLE SF: 3.93 Acres

ECONOMIC DATA

SALE PRICE: \$2,034,000

LEASE RATE: \$5,000/Acre/Month NNN

PROPERTY INFORMATION

COUNTY: Baltimore City

PROPERTY HIGHLIGHTS

- Approximately 3.93 acres of outdoor storage land with Heavy industrial I-2 zoning
- Convenient access to Interstate 95, the Port of Baltimore, and major regional transportation routes
- Naturally screened location tucked behind two buildings
- Suitable for a variety of industrial, logistics, contractor, fleet, and equipment-storage needs, subject to zoning and approvals

PROPERTY OVERVIEW

A rare opportunity to secure nearly four acres of industrial outdoor storage land in Baltimore City, strategically located near the Port of Baltimore and Interstate 95. Positioned behind two existing buildings, the site benefits from natural screening from Chesapeake Avenue - offering added privacy and discretion for equipment, vehicles, materials, containers, or other approved outdoor storage uses.

Located in Baltimore City's Southeast industrial submarket, 713 Chesapeake Avenue provides efficient access to the Port of Baltimore, Interstate 95, downtown Baltimore, and the surrounding regional highway network. The property's location is well suited for businesses requiring convenient truck access and proximity to the region's key transportation infrastructure.

The property offers flexibility for an operating company seeking a dedicated outdoor storage and staging location, as well as an investor looking to acquire a well-located industrial land asset in a supply-constrained Baltimore market.

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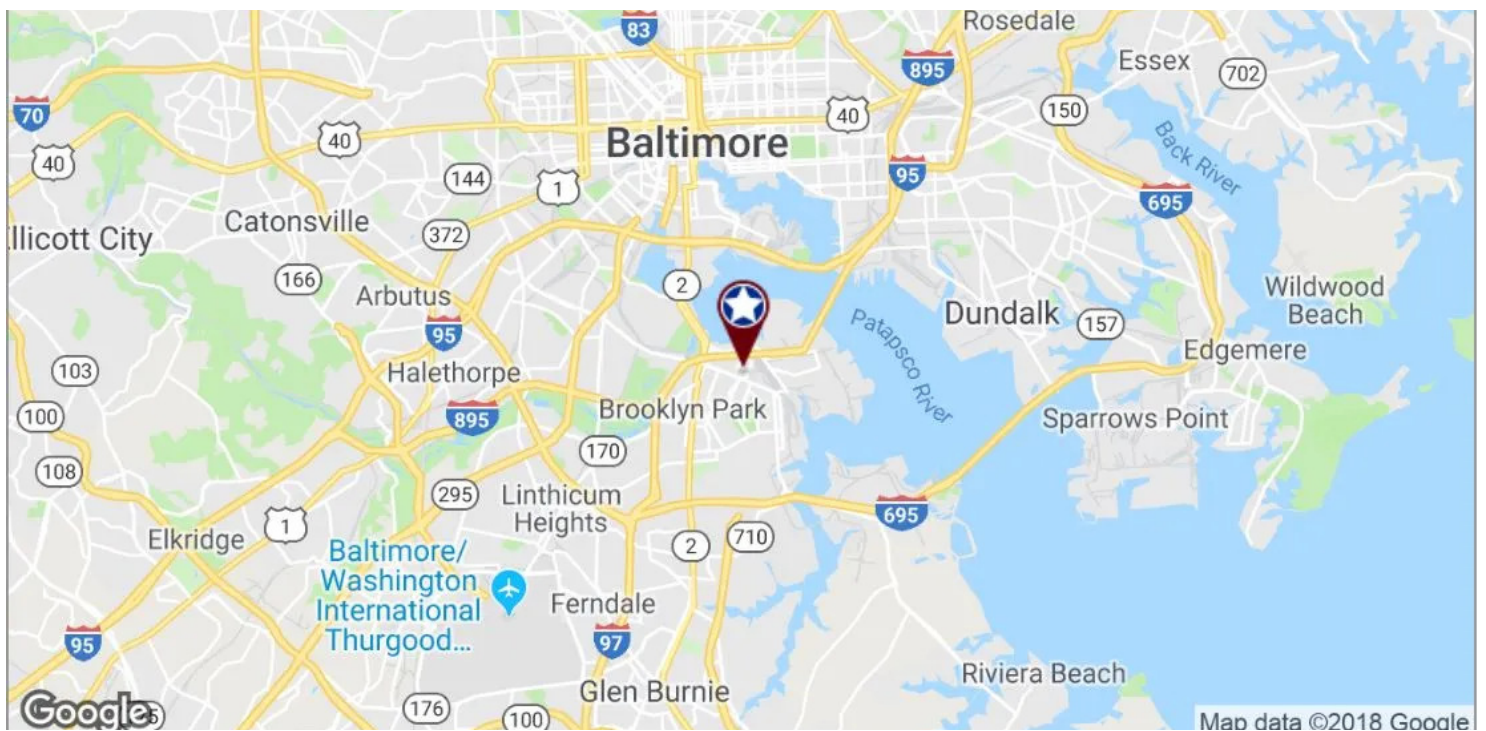
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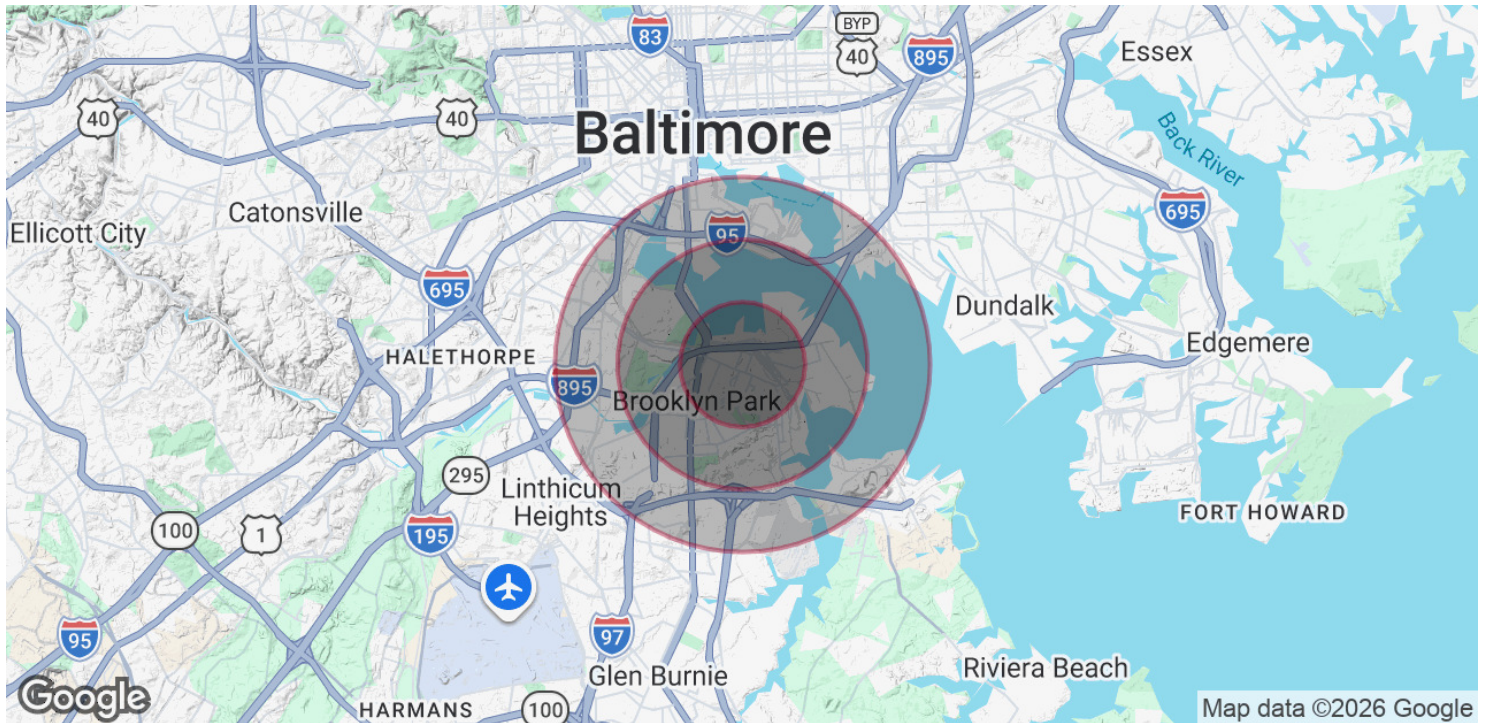
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	12,158	33,942	72,867
Average Age	31.5	32.4	33.1
Average Age (Male)	28.1	31.0	31.9
Average Age (Female)	34.6	34.1	34.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,190	12,521	28,740
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$42,106	\$50,705	\$63,721
Average House Value	\$151,122	\$221,029	\$238,419

2020 American Community Survey (ACS)

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