

FOR SALE

708 & 712 STEMMERS RUN ROAD, ESSEX, MD 21221



**Investment / Owner-User
Opportunity For Sale**

Dennis Murphy

410.266.8800 x6591

dmurphy@hyattcommercial.com

Phil Hager

410.266.8800 x6553

phager@hyattcommercial.com

PROPERTY DESCRIPTION

This property offers an investment or owner-user opportunity with two industrial buildings totaling 10,000 SF on 0.67 acres. The site is occupied by two tenants generating \$141,000 in annual income. The location provides excellent access to Routes 702 and 695 and is close to nearby business, parks, major retail centers, dining options, and key transportation routes.

HIGHLIGHTS

- Located in Baltimore County East area
- Excellent access to Routes 702 & 695
- Two separate industrial buildings (4,000 + 6,000 SF)
- 0.67-acre lot with outdoor storage
- Two Tenants (Roberts Oxygen & well-established Church)
- Ideal for industrial/manufacturing investors



OFFERING



FOR SALE

INDUSTRIAL PROPERTY

708 Stemmers Run Rd Bldg Size	4,000 SF
712 Stemmers Run Rd Bldg Size	6,000 SF
Annual Income	\$141,000
Asking Price	\$1,500,000

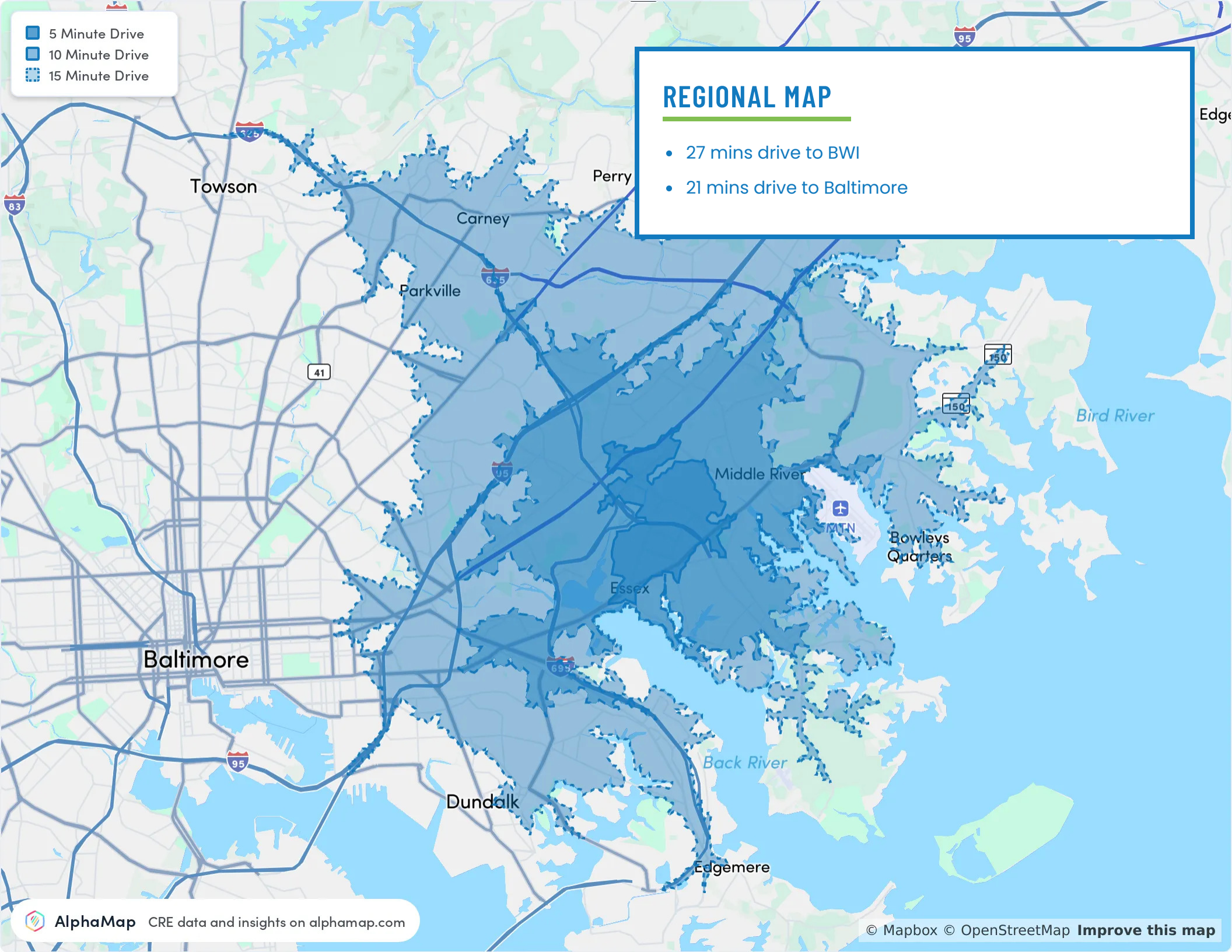




- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

REGIONAL MAP

- 27 mins drive to BWI
- 21 mins drive to Baltimore



DEMOGRAPHICS

2024 SUMMARY

	1 MILE	5 MILES	10 MILES
Population	8,994	262,232	794,431
Households	3,486	102,379	328,780
Average Household Size	2.6	2.6	2.4
Average Age	43	40	40
Average Household Income	\$88,502	\$95,564	\$105,620



794,431

Population



2.4

Average HH Size



40

Average Age



\$105,620

Average HH Income

Baltimore



CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

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