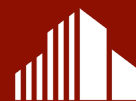


24,240 SF AVAILABLE

**SUBLEASE**

# 1325 Western Avenue

BALTIMORE, MD 21230



**CUSHMAN &  
WAKEFIELD**





**2 Dock Doors  
2 Drive-in Doors  
w/Ramps**



**High Bay  
Warehouse Area  
w/Generous Column  
Spacing**



**Office Area of  
2,000 +/- SF**

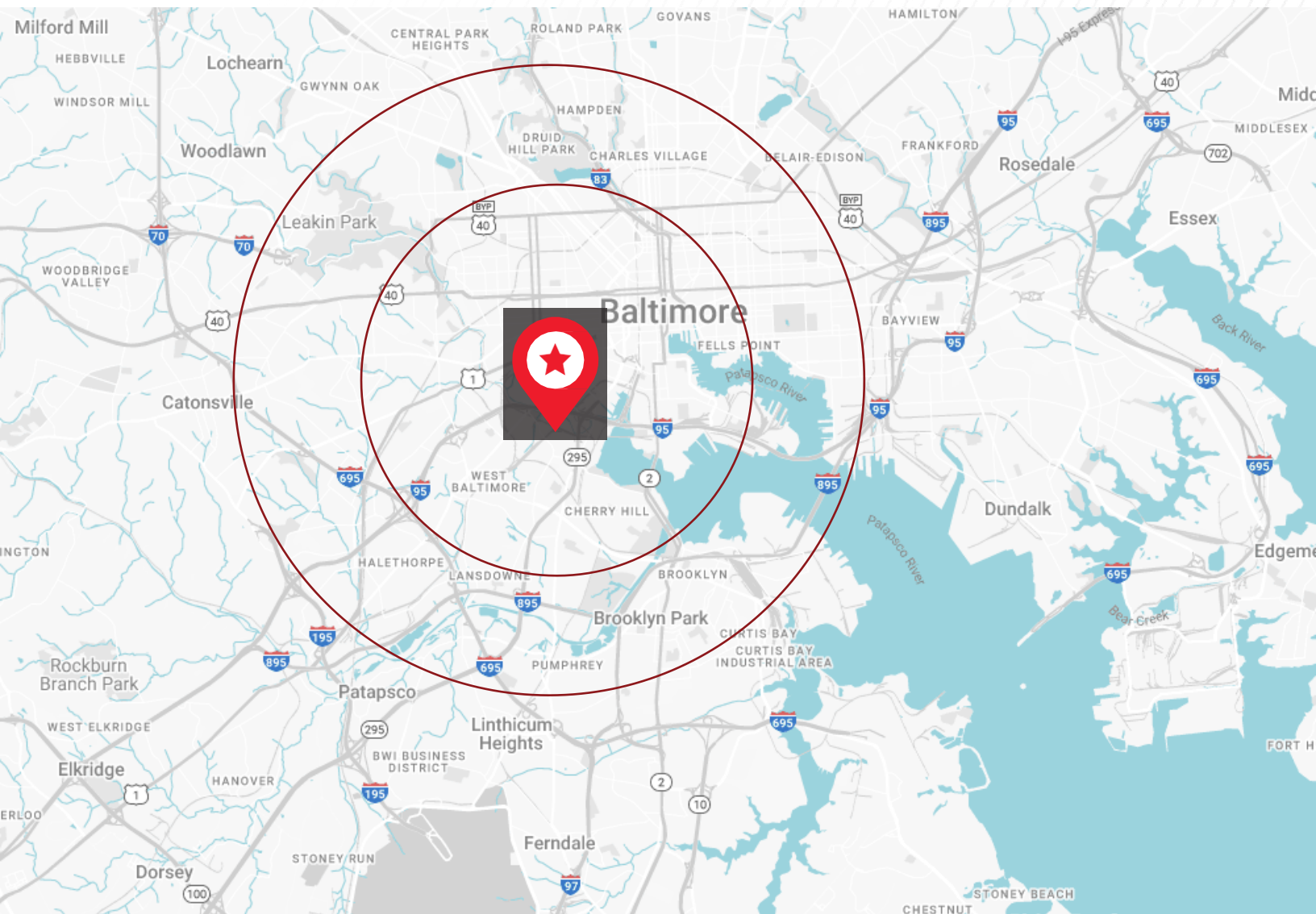
## **1325 WESTERN AVENUE**

AVAILABLE SQUARE FEET: 24,240 SF

LEASE EXPIRATION DATE: 8/30/2029

SUBLEASE RENTAL RATE: \$8.00 NNN

# THE LOCATION



## DEMOGRAPHICS

**17,629**

POPULATION (1 Mile)

**36.30**

MEDIAN AGE

**\$43,948**

MEDIAN HOUSEHOLD  
INCOME

**10,540**

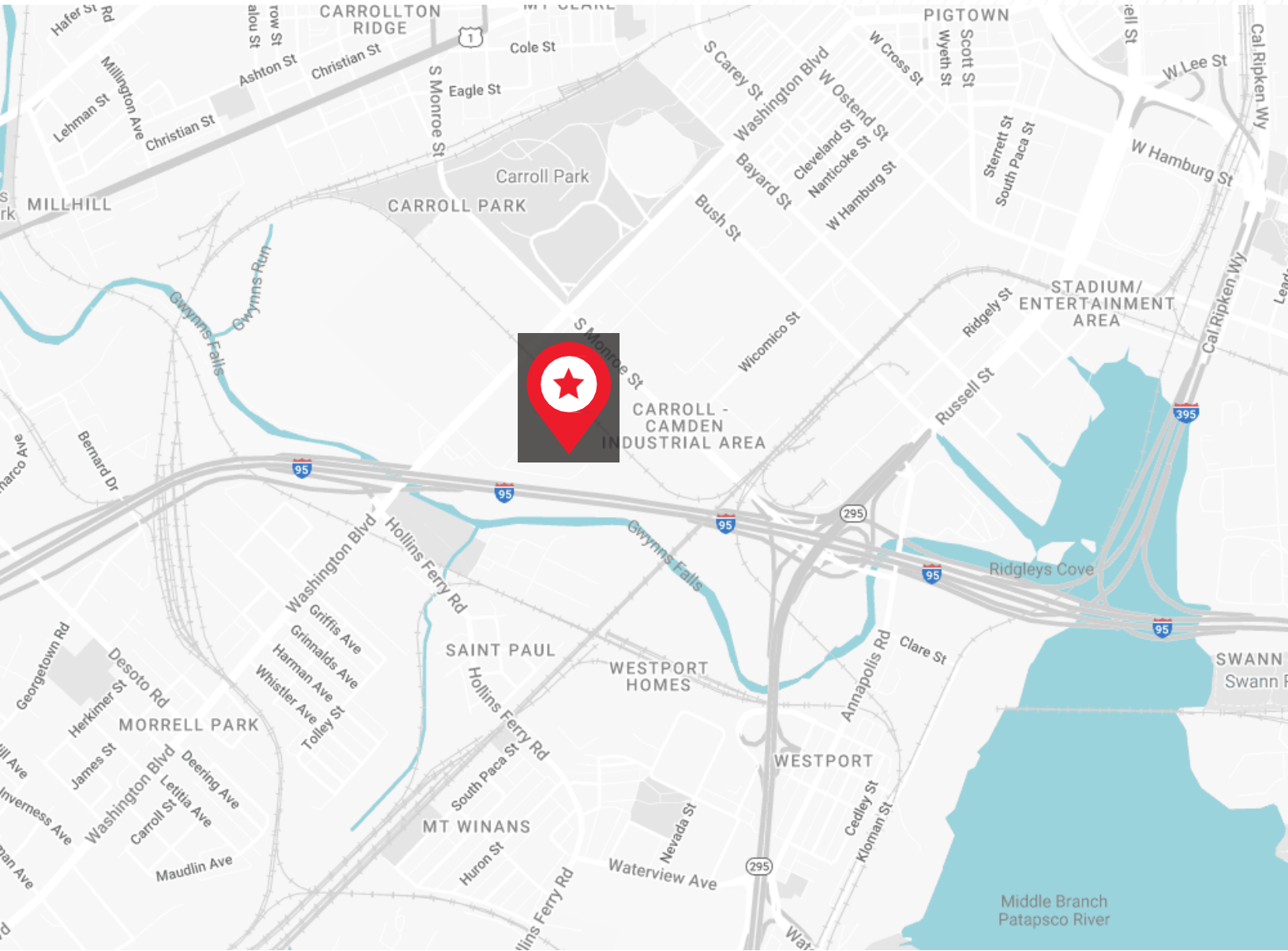
DAYTIME POPULATION

**6,889**

HOUSING UNITS



# THE LOCATION



AVAILABLE FOR SUBLEASE

EXPIRATION DATE AUGUST 20, 2029



**FOR MORE INFORMATION, PLEASE CONTACT:**

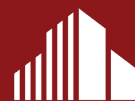
**Kevin Greaney**

**+1 410 953 6689**

**[kevin.greaney@cushwake.com](mailto:kevin.greaney@cushwake.com)**



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