

8801 Kelso Drive, Baltimore, MD 21221-3112

FOR LEASE- LARGE WAREHOUSE WITH APPROVED RETAIL COMPONENT



Lease Price: \$12.00 Per Square Foot



DEMOGRAPHICS:

| Population | 2 MILE | | 5 MILE |
|------------------------|--------|--|---------|
| 2024 Total Population: | 49,793 | | 275,629 |
| Pop. Growth 2024-2028: | -0.3% | | -0.5% |
| Average Age: | 39.4 | | 39.8 |

Households

| | | | |
|--------------------------|----------|--|----------|
| 2024 Total Households: | 19,125 | | 107,201 |
| Median Household Income: | \$64,044 | | \$68,838 |
| Avg. Household Size: | 2.5 | | 2.5 |

CONTACT

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PROPERTY QUICK FACTS

Large Industrial/Retail Bldg. - 59,400 +/- SF

- Corner location at the Intersection of Rossville Blvd./Kelso Drive. Excellent Visibility
- Conveniently located close to Route 40. Interstate I-695 and Interstate I-95 Interstate I-95
- Zoning: ML - IM; Light Manufacturing/Industrial with approved Retail. Approved with a Retail Component.
- Acreage: 3.7 Acres
- Multiple Ingress/Egress Points
- Fully Sprinklered
- New road with warranty
- Ample Parking
- Original Constructed 1967. Improvements/Updates made in 2010
- Four (4) Loading Docks and Two (2) Drive-in Doors
- Power: 3 phase 277V/480V , 600 and 200 Amp service in building
- (17) Foot Ceiling Height
- Number of Floors: 1 above ground
- Immediate Availability



1920 Rock Spring Road, Suite 101 Forest Hill, MD 21050

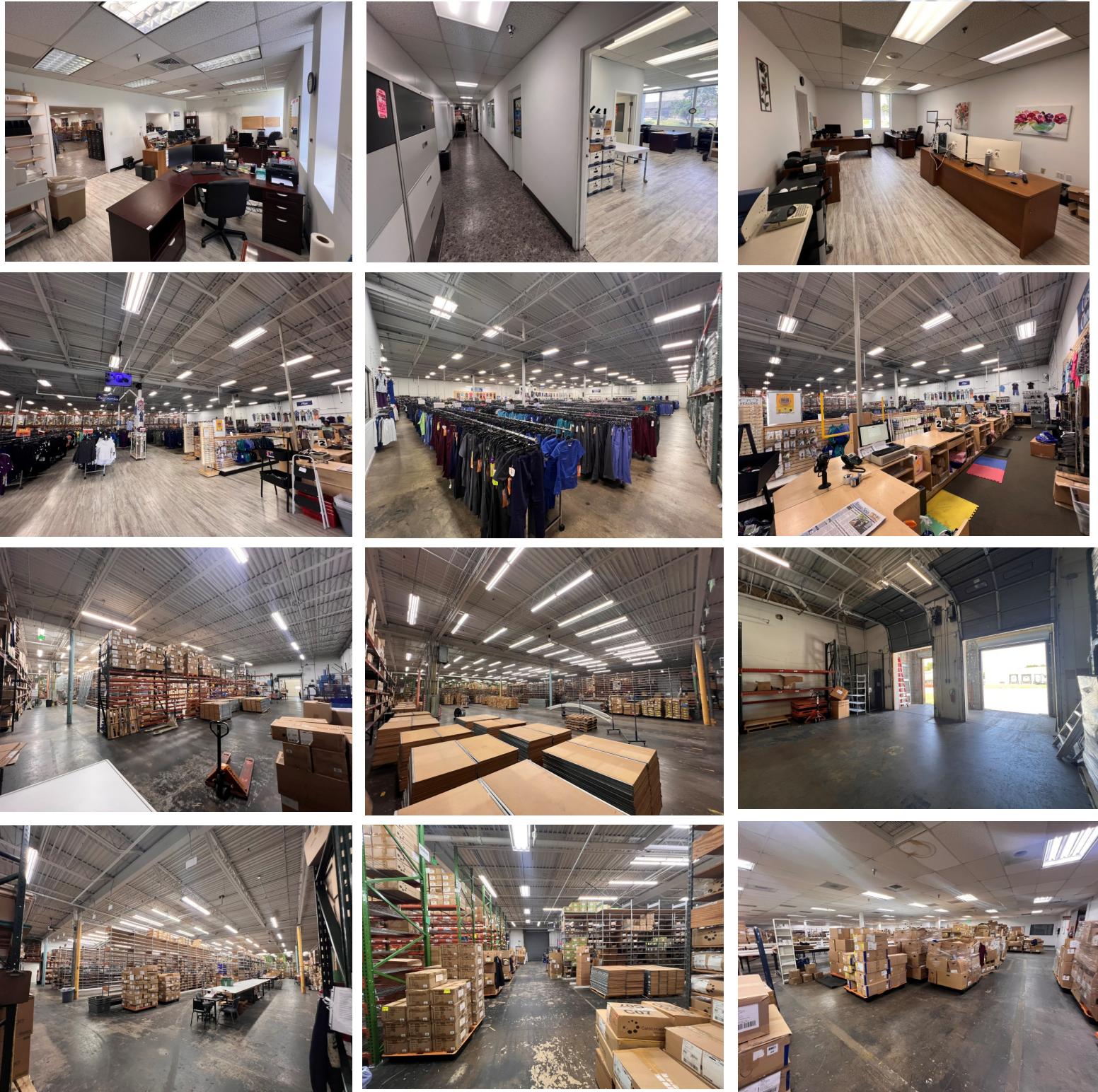
Ph. 410.296.2626 | Fax 410.296.2660

DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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PROPERTY FOR SALE - LARGE WAREHOUSE WITH SEPARATE RETAIL BUILDING



1920 Rock Spring Road, Suite 101 Forest Hill, MD 21050

Ph. 410.296.2626 | Fax 410.296.2660

WAREHOUSE/FLEX



RETAIL BUILDING

