

# 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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**Nick Courtalis**  
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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**
- **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 rood 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**

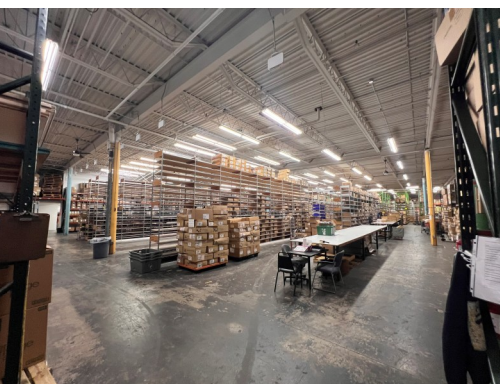
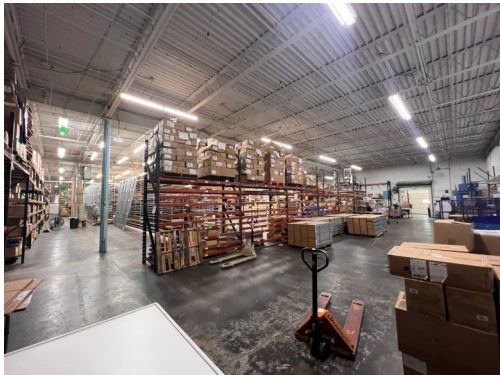


**1920 Rock Spring Road, Suite 101 Forest Hill, MD 21050**  
**Ph. 410.296.2626 | Fax 410.296.2660**

**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



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## WAREHOUSE/FLEX



## RETAIL BUILDING

