

8801 Kelso Drive, Baltimore, MD 21221-3112

PROPERTY FOR SALE - LARGE WAREHOUSE WITH SEPARATE RETAIL BUILDING



Listing Price: \$8,600,000.00

PROPERTY QUICK FACTS



Large Warehouse - 59,400 +/- SF

Retail Building - 2,200 +/- SF

- Corner location at the Intersection of Rossville Blvd./Kelso Drive. Excellent Visibility
- Conveniently located close to Route 40 and, Interstate I-695 and Interstate I-95
- Zoning: ML - IM; Light Manufacturing/Industrial with approved Retail
- Acreage: 3.7 Acres
- Multiple Ingress/Egress Points
- Fully Sprinklered
- 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

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	2 MILE	5 MILE
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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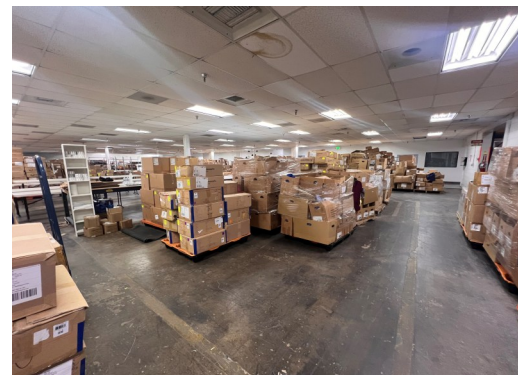
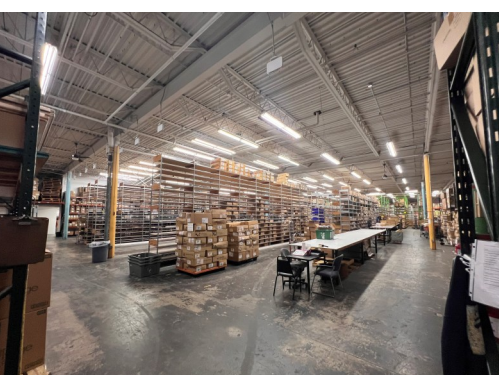
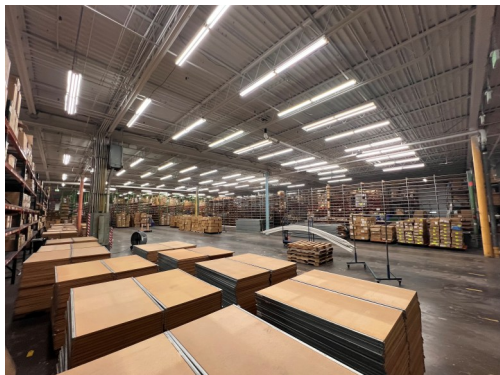
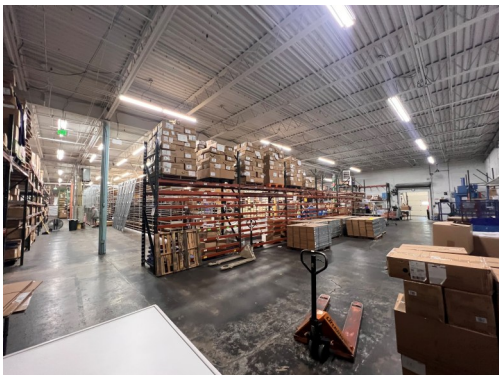


1920 Rock Spring Road, Suite 101 Forest Hill, MD 21050
Ph. 410.296.2626 | Fax 410.296.2660

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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WAREHOUSE/FLEX



RETAIL BUILDING

