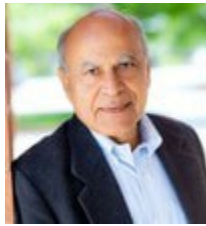




## 2810 W Saratoga St

2810 W Saratoga St, Baltimore, MD 21223

BERKSHIRE HATHAWAY | PENFED REALTY  
HOMESERVICES



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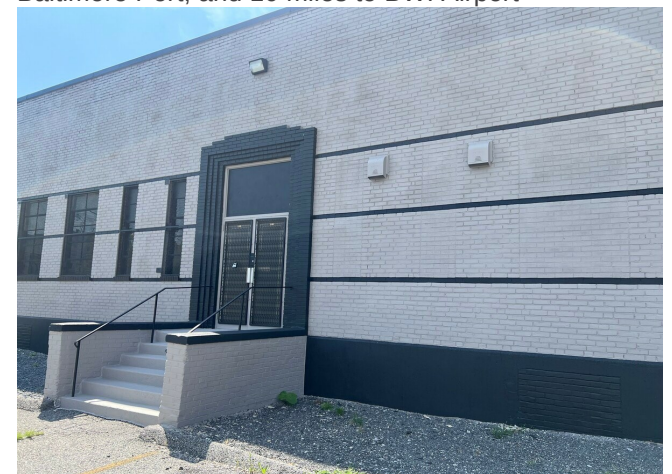


## 2810 W Saratoga St

\$1,900,000

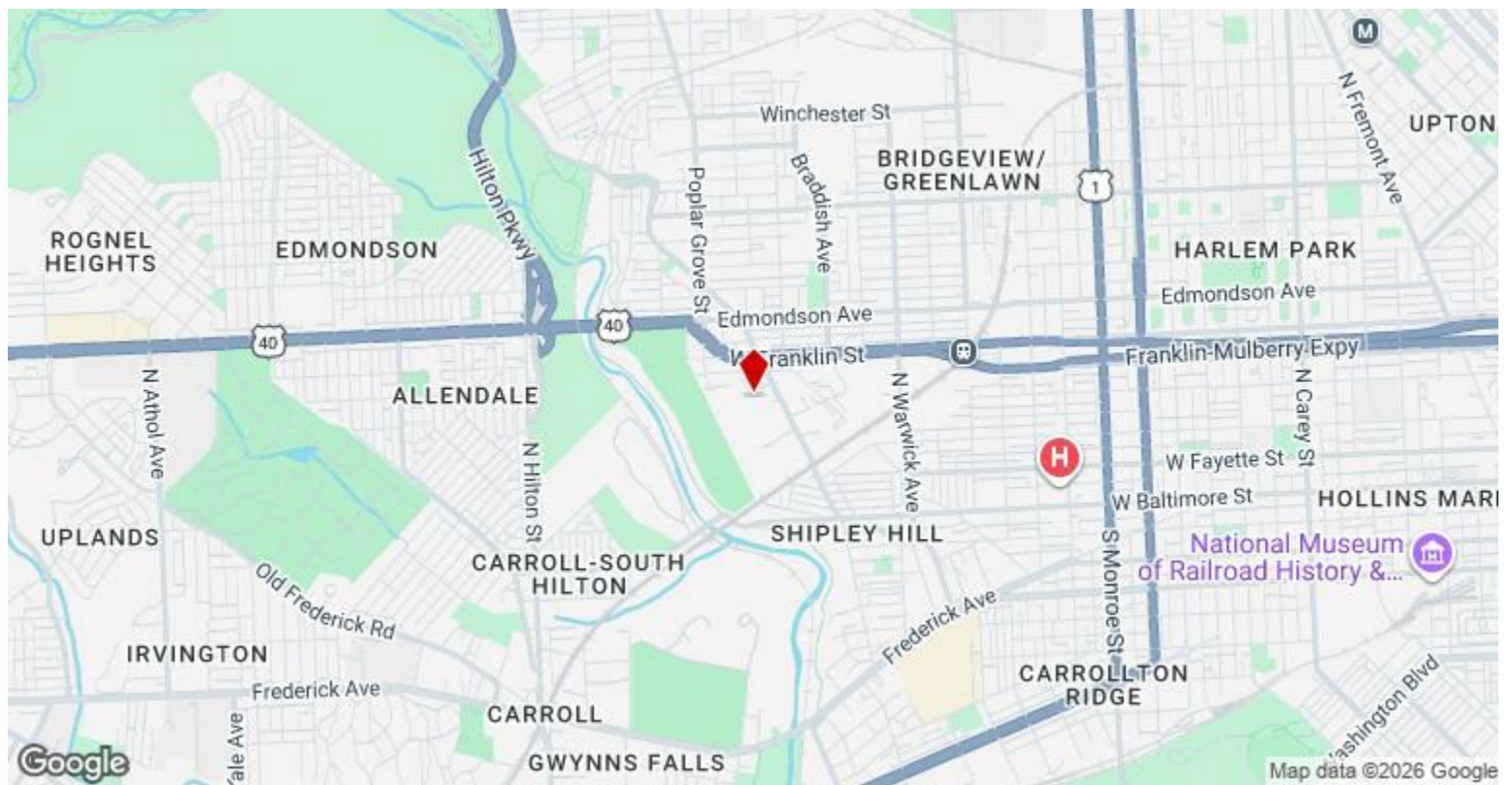
Owner Operated/Investor Opportunity. Fully renovated in July, 2026. Zoned I-1. Light industrial Zoning District. Zoning permits light manufacturing, wholesale distribution, flex warehouse, and similar commercial industrial activities. U&O certificate available. +/- 27,500 SF finished space situated on a fully fenced +/- 1.615 ac lot. Inside the two metal gate entrances are secured ample car and trailer parking spaces. Ceiling Height 11' 6". Featuring 4 drive-in/grade level doors and loading docks. All new rubber roof, gutters, recessed and LED lighting, plumbing and two new HVAC units, 7.5 and 10 tonnes each. Two electric hot water heaters, 50 gallons capacity each. A conveyor belt to the basement provides easy material handling. Public water and sewer. At the main front entrance is an office with kitchenette, microwave, one full bath, two half baths and storage areas. There are two additional half baths at the back of the building. The property has several separate huge warehouse spaces. A mezzanine level at the rear that can accommodate back offices. The building has an excellent location close to Grace Medical Center, University of Maryland Medical Center, Port of Baltimore and BWI Airport. I-1 zoning has myriad uses. Please verify with Baltimore City zoning for your specific use....

- Fully Renovated in July 2026. Updated for immediate use and modern appeal
- Turnkey opportunity for an investor or owner user with recent renovations impacting long-term value of the property
- Zoned I-1 (industrial-flex) - Ideal for needs of warehousing, distribution and light industrial operations with recessed and LED lighting
- Front entrance from W Saratoga St includes multiple loading docks and drive-in /grade level doors
- Secured Parking lot accommodates cars and trailers, accessible through two metal gates
- Prime strategic proximity: Grace Medical Center, Univ. of Maryland Medical Center, approx. 3 miles to the Baltimore Port, and 10 miles to BWI Airport



|                                   |                          |
|-----------------------------------|--------------------------|
| Price:                            | \$1,900,000              |
| Property Type:                    | Industrial               |
| Property Subtype:                 | Warehouse                |
| Building Class:                   | C                        |
| Sale Type:                        | Investment or Owner User |
| Lot Size:                         | 1.61 AC                  |
| Gross Building Area:              | 27,500 SF                |
| Rentable Building Area:           | 27,500 SF                |
| No. Stories:                      | 1                        |
| Year Built:                       | 1940                     |
| Tenancy:                          | Single                   |
| Parking Ratio:                    | 1.27/1,000 SF            |
| Clear Ceiling Height:             | 11 FT                    |
| No. Dock-High Doors/Loading:      | 4                        |
| No. Drive In / Grade-Level Doors: | 4                        |



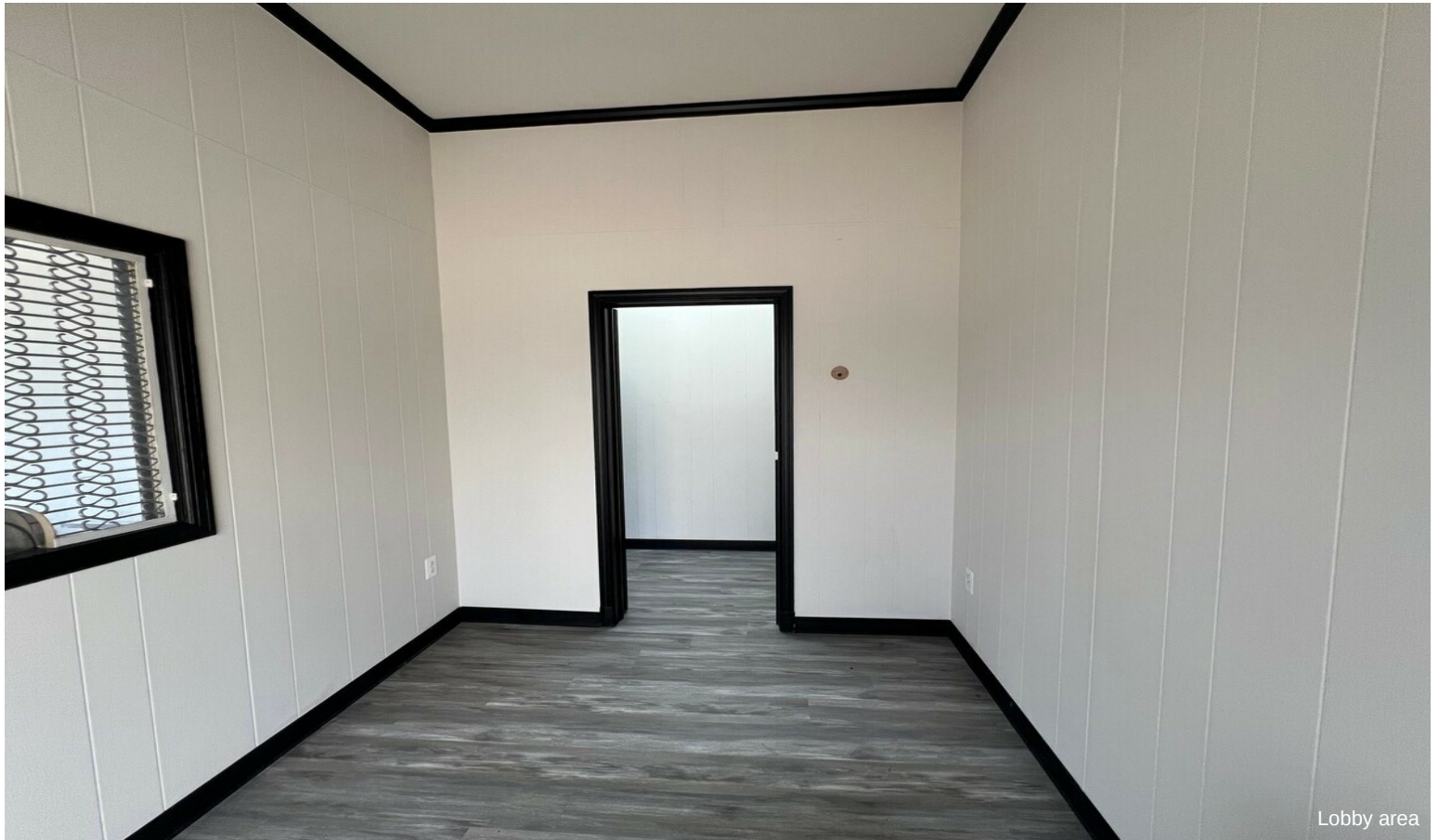


2810 W Saratoga St, Baltimore, MD 21223

## Property Photos



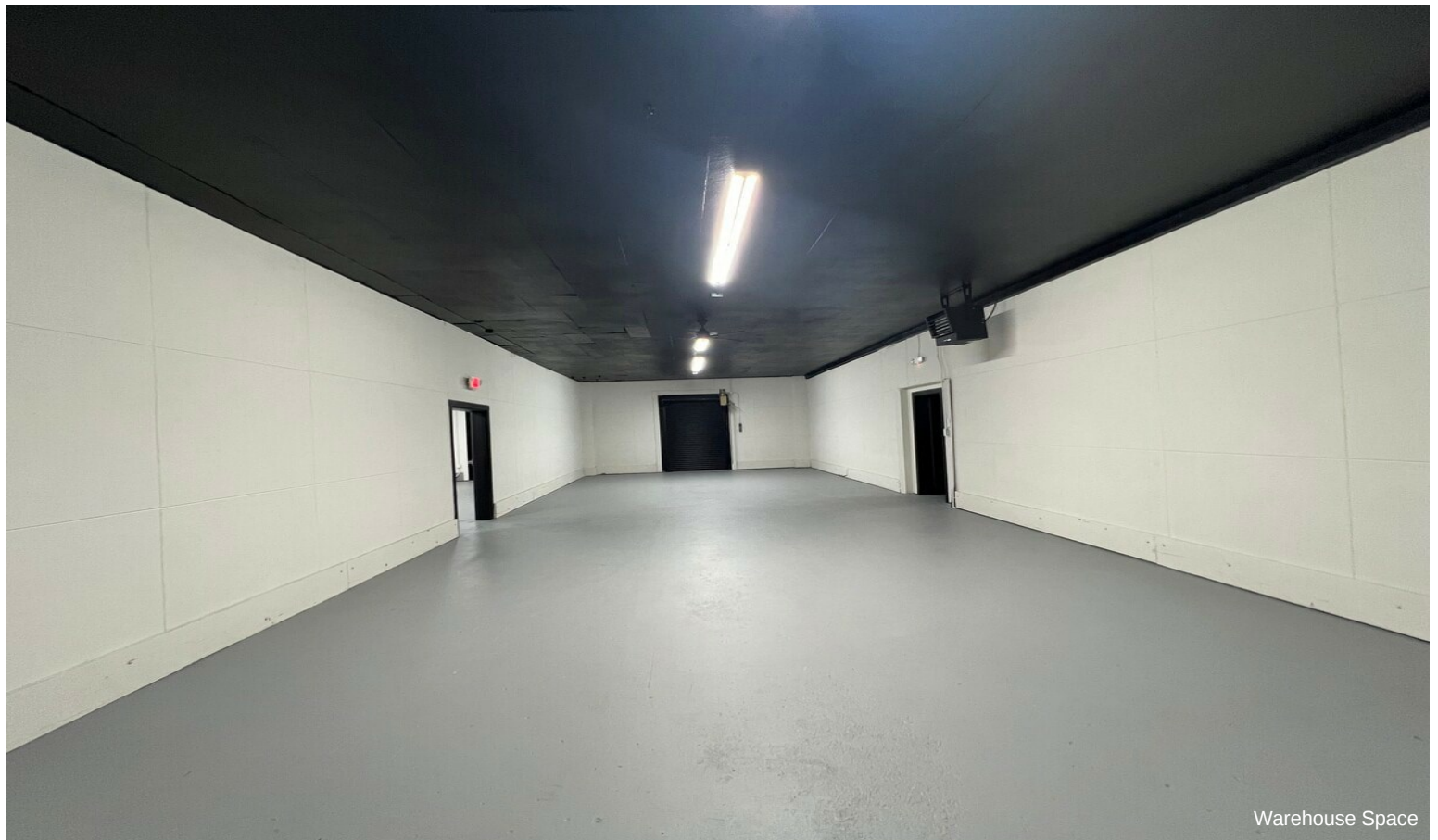
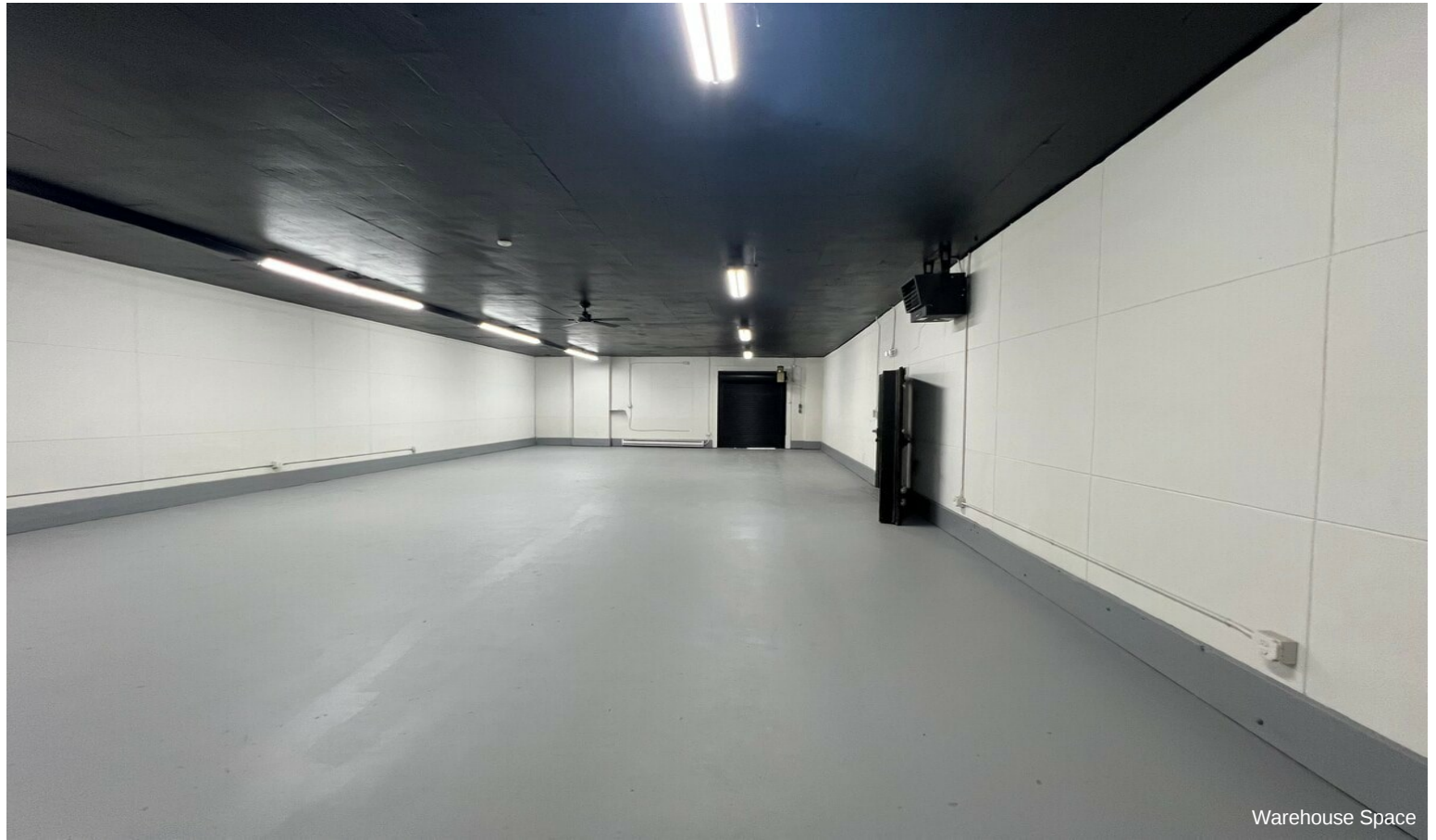
## Property Photos



## Property Photos



## Property Photos



## Property Photos

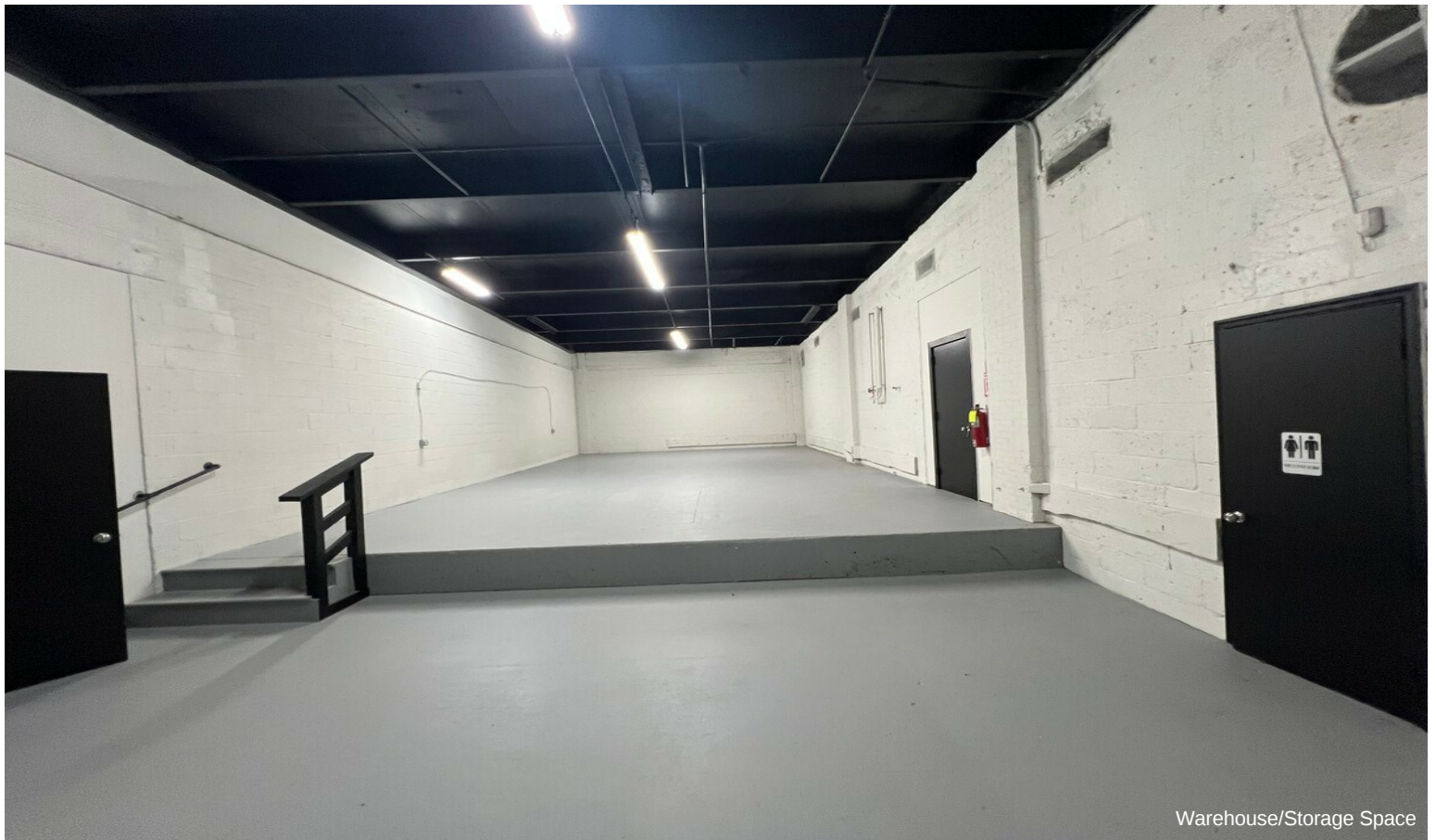
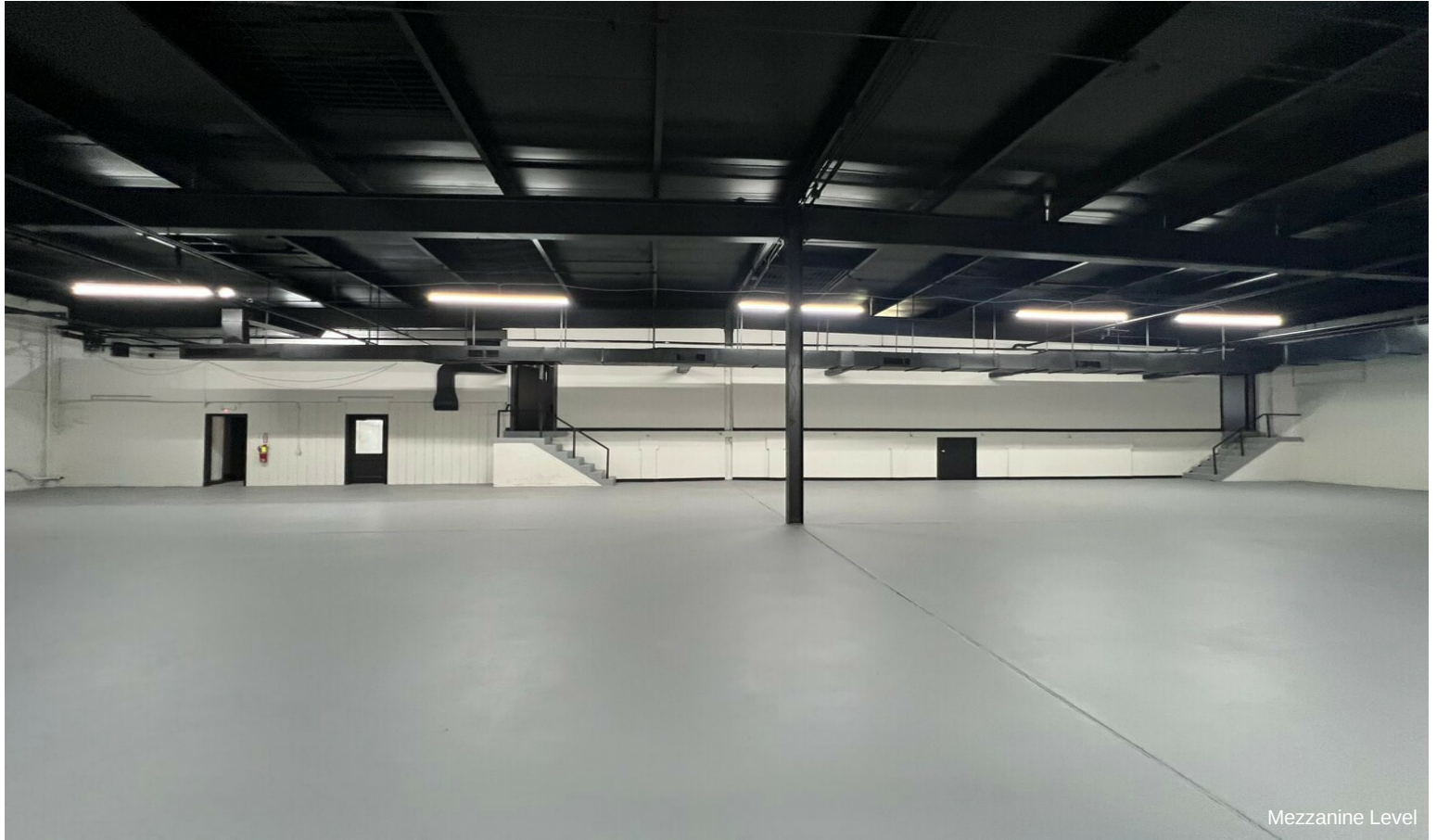


Warehouse Space



Rear Warehouse Space with access to Mezzanine Level

## Property Photos



## Property Photos



Conveyor Belt to Basement



Parking Lot

## Property Photos

