

SALE

2141 KENNEDY AVENUE

Baltimore, MD 21218

SALE PRICE

\$1,700,000



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COLDWELL BANKER
COMMERCIAL
REALTY

Barbara Bouvier

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OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	16,000 SF
Ceiling Height:	20 FT
Lot Size:	0.72 Acres
AMPs:	600
Price / SF:	\$106.25
Year Built:	1954
Zoning:	I-1
Market:	Baltimore City
Submarket:	Baltimore Midtown
Traffic Count:	16,396

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty - Atlas Advisory Group is pleased to announce the exclusive listing of 2141 Kennedy Ave, Baltimore, MD 21218 for sale.

This expansive industrial building offers a spacious 16,000 square feet, providing ample space for a wide range of industrial endeavors. With a loading dock capable of accommodating a 53-foot tractor-trailer, logistical efficiency is at the forefront of this property along with a drive-in door provides additional access for deliveries and operations

Enjoy the convenience of 2,500 square feet of office space, ideal for administrative tasks and team collaboration. The 20-foot ceiling height allows flexibility for various industrial applications and equipment with a robust 600 AMP power supply, this property is equipped to handle heavy machinery and equipment needs

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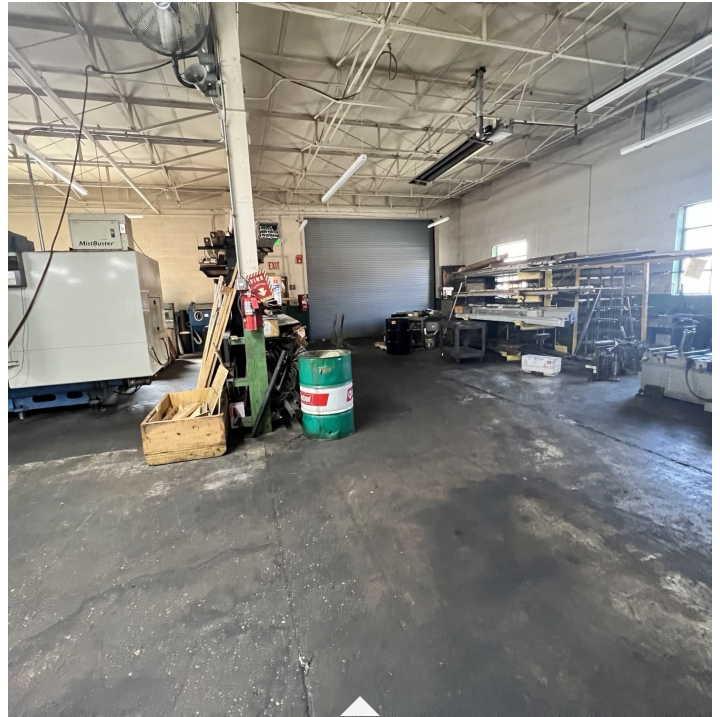


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- **Size:** This expansive industrial building offers a spacious 16,000 square feet, providing ample space for a wide range of industrial endeavors.
- **Loading Dock:** With a loading dock capable of accommodating a 53-foot tractor-trailer, logistical efficiency is at the forefront of this property.
- **Drive-In:** A drive-in door provides additional access for deliveries and operations.
- **Office Space:** Enjoy the convenience of 2,500 square feet of office space, ideal for administrative tasks and team collaboration.
- **Ceiling Height:** The 20-foot ceiling height allows flexibility for various industrial applications and equipment.
- **Power:** With a robust 600 AMP power supply, this property is equipped to handle heavy machinery and equipment needs.

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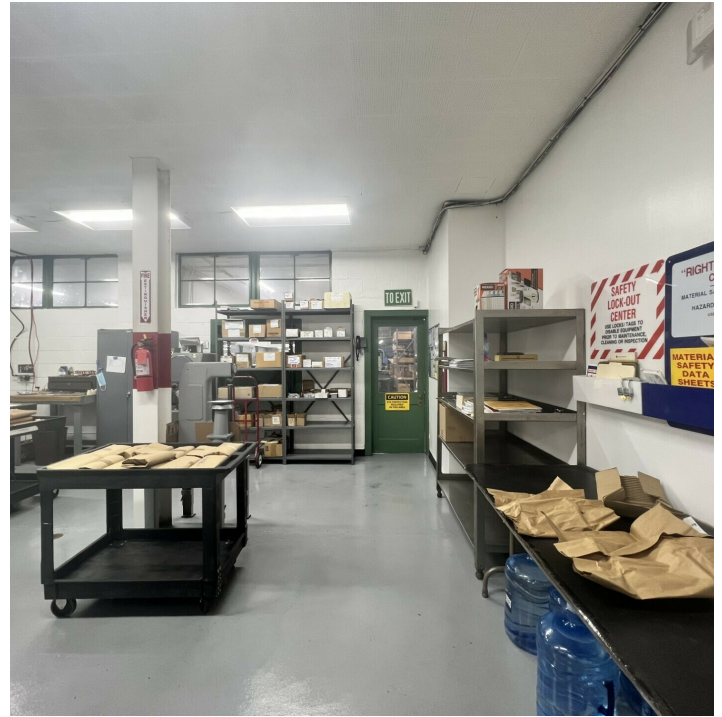


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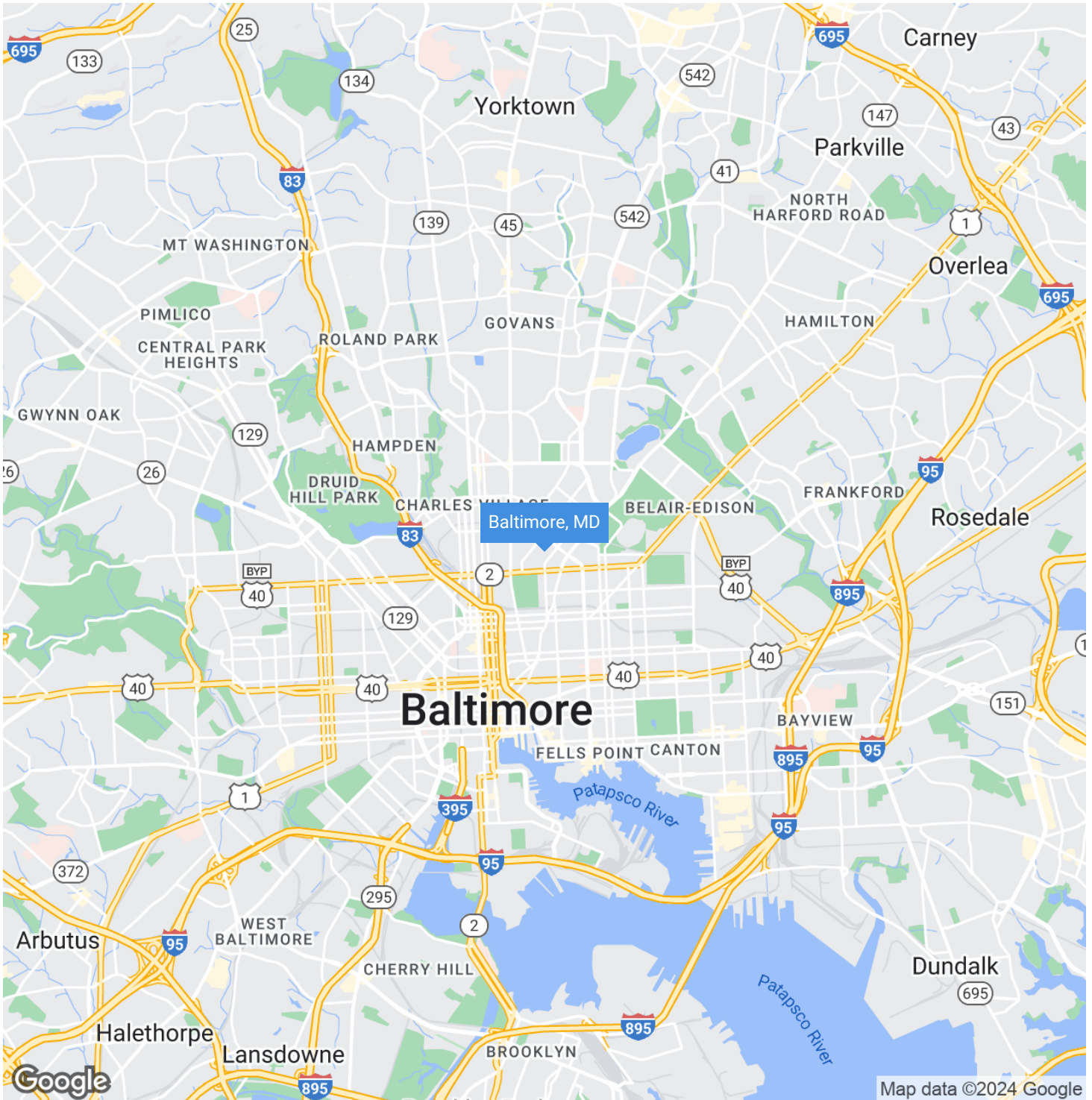


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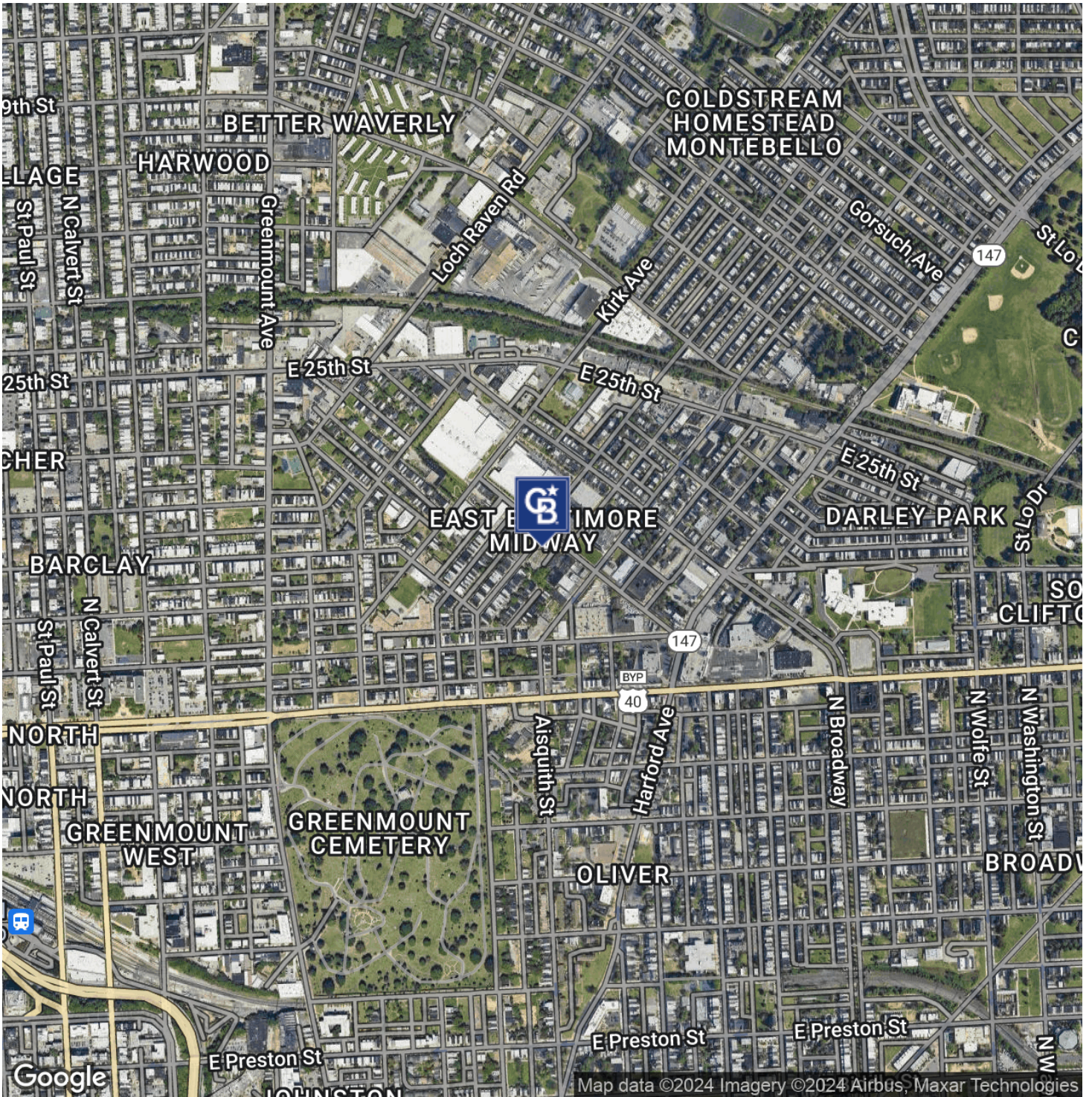


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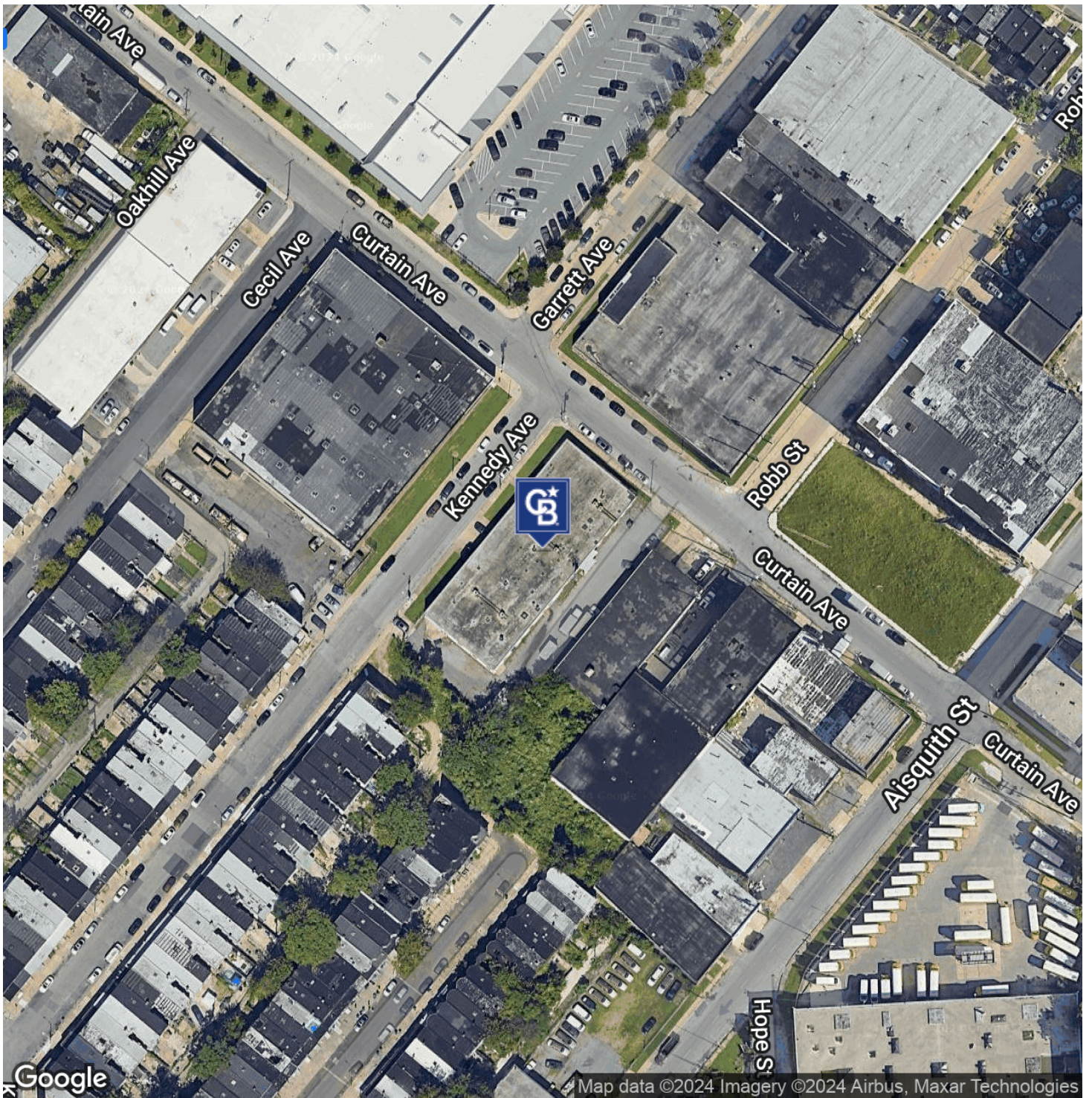


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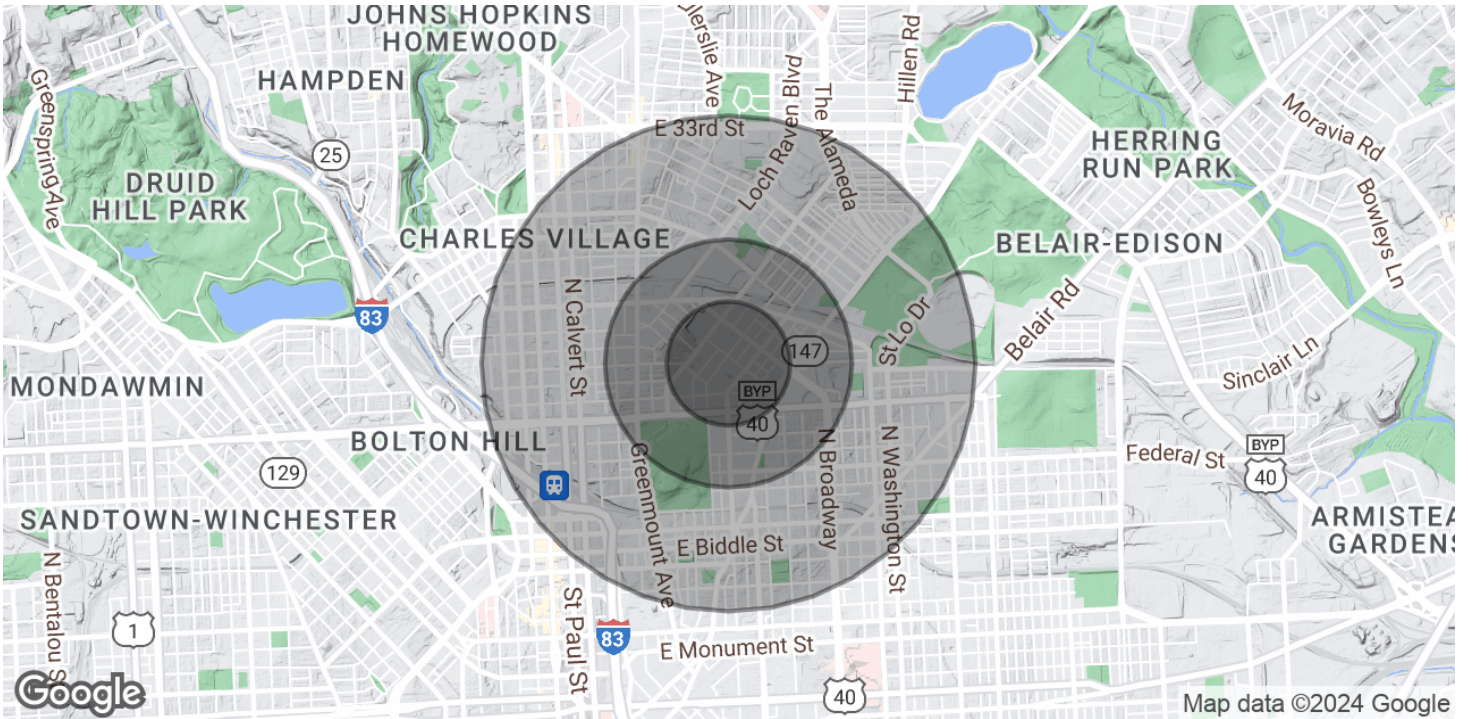


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,526	6,921	35,639
Average Age	47.3	41.5	35.4
Average Age (Male)	43	41.4	34.5
Average Age (Female)	51	44.1	38

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	748	4,029	19,483
# of Persons per HH	2	1.7	1.8
Average HH Income	\$29,065	\$30,197	\$41,144
Average House Value	\$49,585	\$94,996	\$141,926

2020 American Community Survey (ACS)

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