

HAMPDEN WAREHOUSE | FOR SALE



1311 Cox Street

Baltimore, MD 21211



Arthur W. Putzel

Principal and Broker



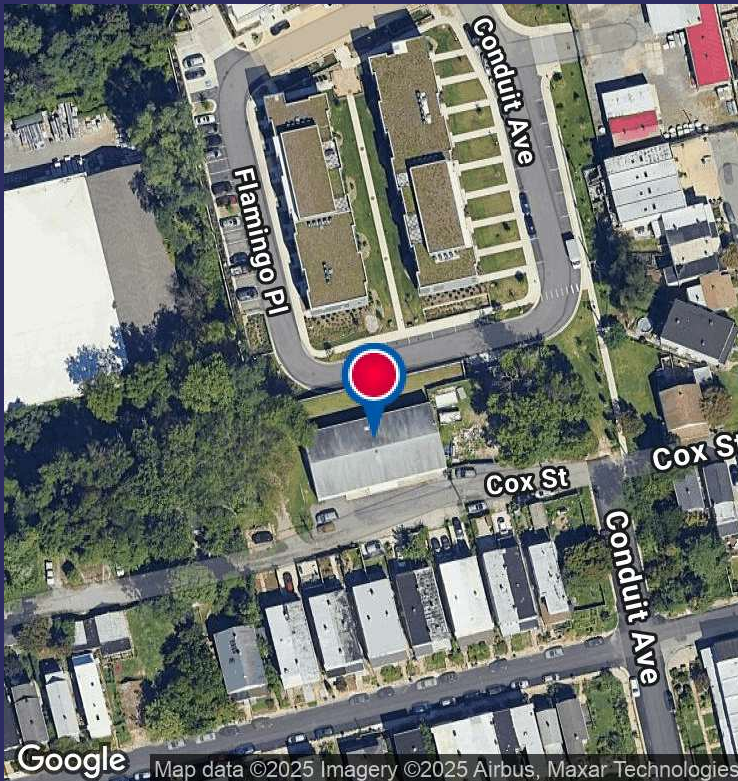
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PROPERTY HIGHLIGHTS

- 5,000 SF small contractors building with two drive-in doors (10' w x 12' H & 10' x 10') and one dock-high door
- 16 foot clear warehouse ceiling height
- Central a/c offices
- Fenced storage yard
- Perfect facility for small contractor, auto service and repair, general industrial, outside storage, truck repair, etc.
- Great location just west of Falls Road and Union Avenue in Hampden
- Good access to I-83 north towards Timonium and south to Baltimore City

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.4 Acres
Building Size:	5,000 SF



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Property & Location Description

PROPERTY DESCRIPTION

Small contractors building with two drive-in doors (10' w x 12' H & 10' x 10') and one dock-high door, 16 foot clear warehouse ceiling height, air conditioned offices, and fenced storage yard. Perfect facility for small contractor, auto service and repair, general industrial, outside storage, truck repair, etc.

LOCATION DESCRIPTION

Discover the ideal location for your next industrial, warehouse, or distribution investment in Baltimore, MD. Situated in the heart of the Hampden neighborhood, the area surrounding the property offers prime access to major transportation routes, including Interstates 83 and 695, providing seamless connectivity for logistics operations. Nearby Jones Falls Trail and Roosevelt Park provide ample green spaces for outdoor activities, while a bustling retail and dining scene awaits on The Avenue. With proximity to the port of Baltimore, BWI Airport, and a strong labor pool, this area presents a compelling opportunity for industrial real estate investment.

POWER DESCRIPTION

200 amp electrical service



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Additional Photos



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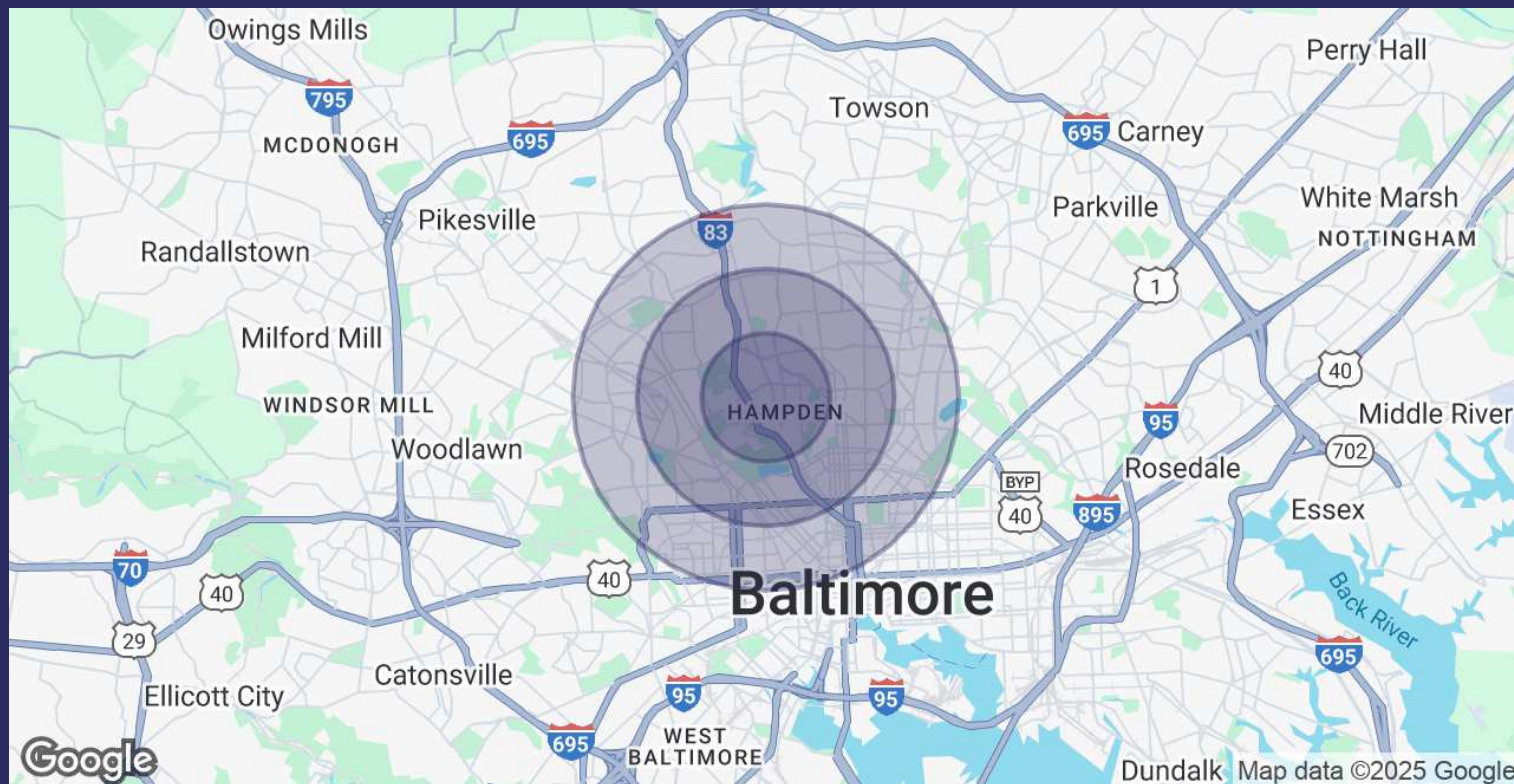
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	21,521	102,535	261,358
Average Age	39.1	35.1	35.7
Average Age (Male)	37.7	33.2	33.6
Average Age (Female)	41.0	36.4	36.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,650	41,206	102,375
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$73,707	\$66,803	\$59,616
Average House Value	\$251,919	\$315,939	\$274,539

2020 American Community Survey (ACS)



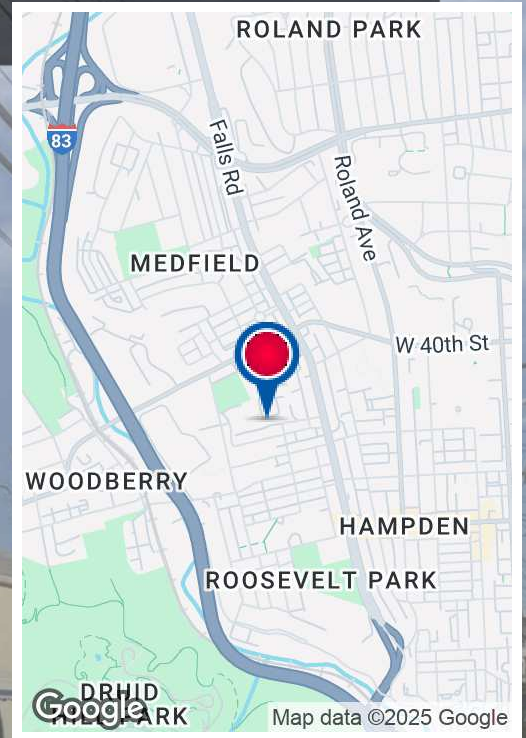
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