

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 (with income)- 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**
- **Owner Financing Available for Qualified Buyer**

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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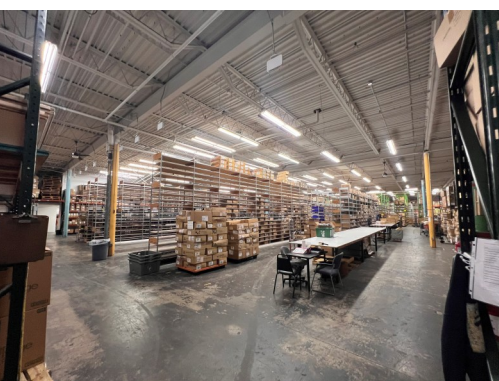
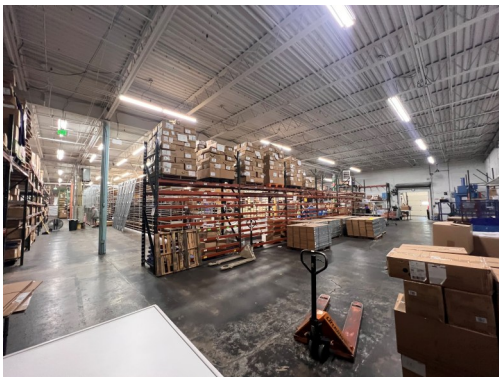


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DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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WAREHOUSE/FLEX



RETAIL BUILDING

