FOR SALE

2800 Annapolis Rd

Baltimore, MD 21230

Avenue REAL ESTATE

SALE PRICE:
$2.4M

BUILDING SIZE:
19,000 SF
WAREHOUSE

ZONE:
I-2

HIGHLIGHTS

- 7.5% Cap rate
- $180k NNN NOI
- Single Tenant
- 1.5 AC land
- 8 Docks
- 3 Drive-ins

Avenue
REAL ESTATE

PHOTOS

LOCATION HIGHLIGHTS

- Located just off of the Baltimore Washington Parkway, Rte 295, offers convenient access to Baltimore City, Washington DC, BWI Airport and the entire metro area. Near Port Covington, Horseshoe Casino, M&T Bank Stadium, and Oriole Park at Camden Yards. Located in an Opportunity Zone. Basic warehouse space with 8 truck docks and roll-up doors. 20’ clear ceiling height with up to 35’ between the rafters.

LOCATION MAP

TRADE AREA

DRIVING DISTANCE TO:

295 — 0.9 MILES
4 MIN. DRIVE

INTERSTATE 895 — 2.5 MILES
6 MIN. DRIVE

INTERSTATE 95 — 2.7 MILES
7 MIN. DRIVE

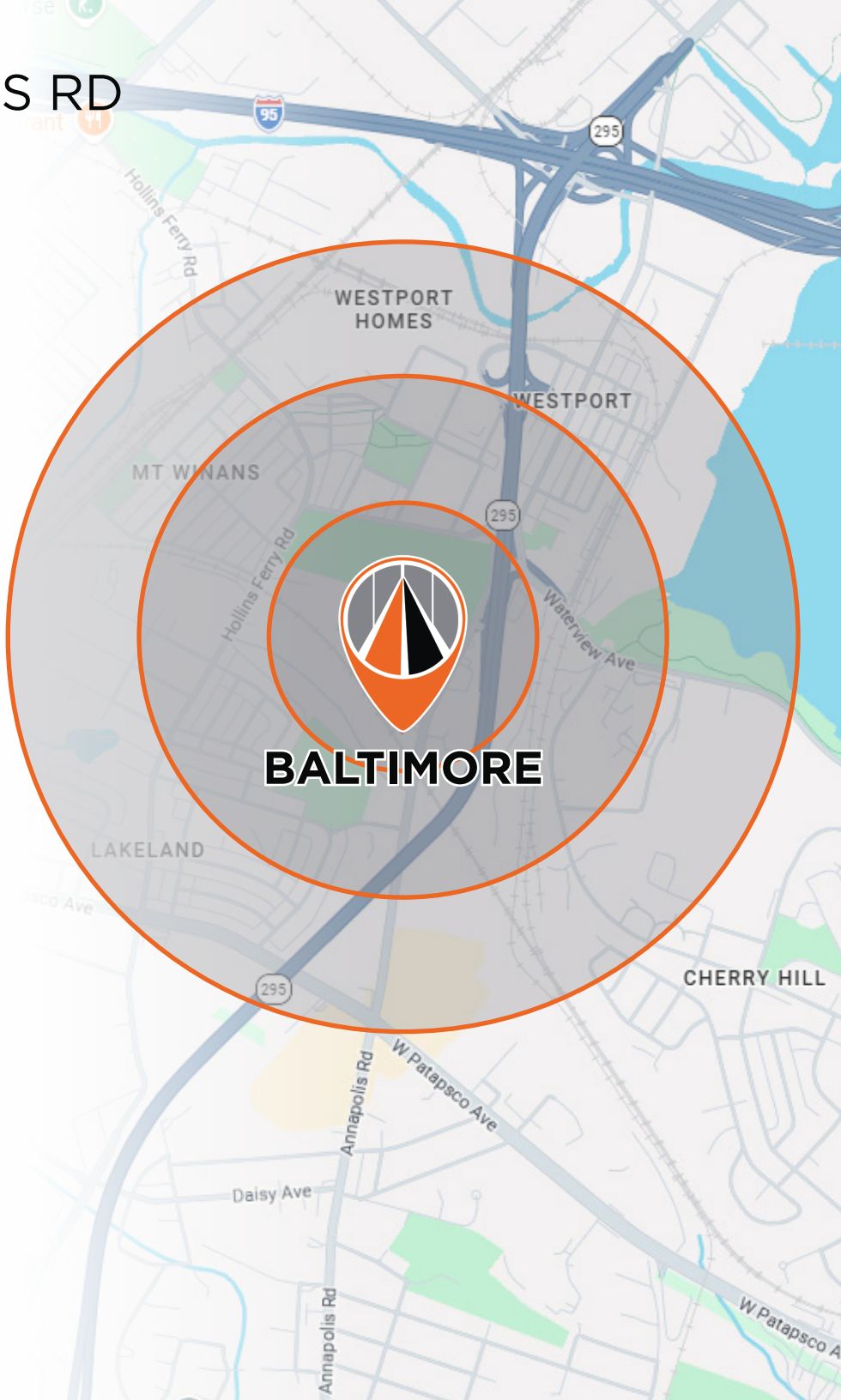
PORT OF BALTIMORE 1706 Helen Delich Bentley — 4.1 MILES
8 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BWI BALTIMORE/WASHINGTON INTERNATIONAL Thurgood Marshall AIRPORT — 6.6 MILES
7 MIN. DRIVE

DEMOGRAPHICS | 2800 ANNAPOLIS RD

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILE
TOTAL HOUSEHOLDS	5,234	59,450	170,879
TOTAL POPULATION	14,330	138,294	395,825
AVERAGE HOUSEHOLD INCOME	$55,585	$86,253	$88,183
AVERAGE HOUSE VALUE	$141,273	$253,232	$271,206
AVERAGE AGE	35	37	39



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