

INDUSTRIAL FOR SUBLEASE

2700 WEST PATAPSCO

Baltimore, MD 21230

Available: 27,200 SF



LISTING DATA

AVAILABLE : 27,200 SF

ECONOMIC DATA

LEASE RATE: \$8.50 + \$2.00 NNN

PROPERTY INFORMATION

COUNTY: Baltimore City

MARKET: Baltimore

SUBMARKET: Baltimore SW

BUILDING DATA

TOTAL BUILDING SF: 81,000 SF

YEAR BUILT: 1968, 1980 Addition

ZONING: I-1

PROPERTY HIGHLIGHTS

- Dedicated fenced truck courts
- Covered loading dock
- On-site parking
- HUB Zone
- Enterprise Zone
- Less than 300 feet to the closest bus stop
- Close proximity to I95, 695, 895 and 295
- Space includes a covered loading area
- Less than 15 minutes to BWI and Port of Baltimore

Kate Jordan, SIOR
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Marley Welsh, SIOR
Principal
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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+/- 27,200 SF | Warehouse Space Available



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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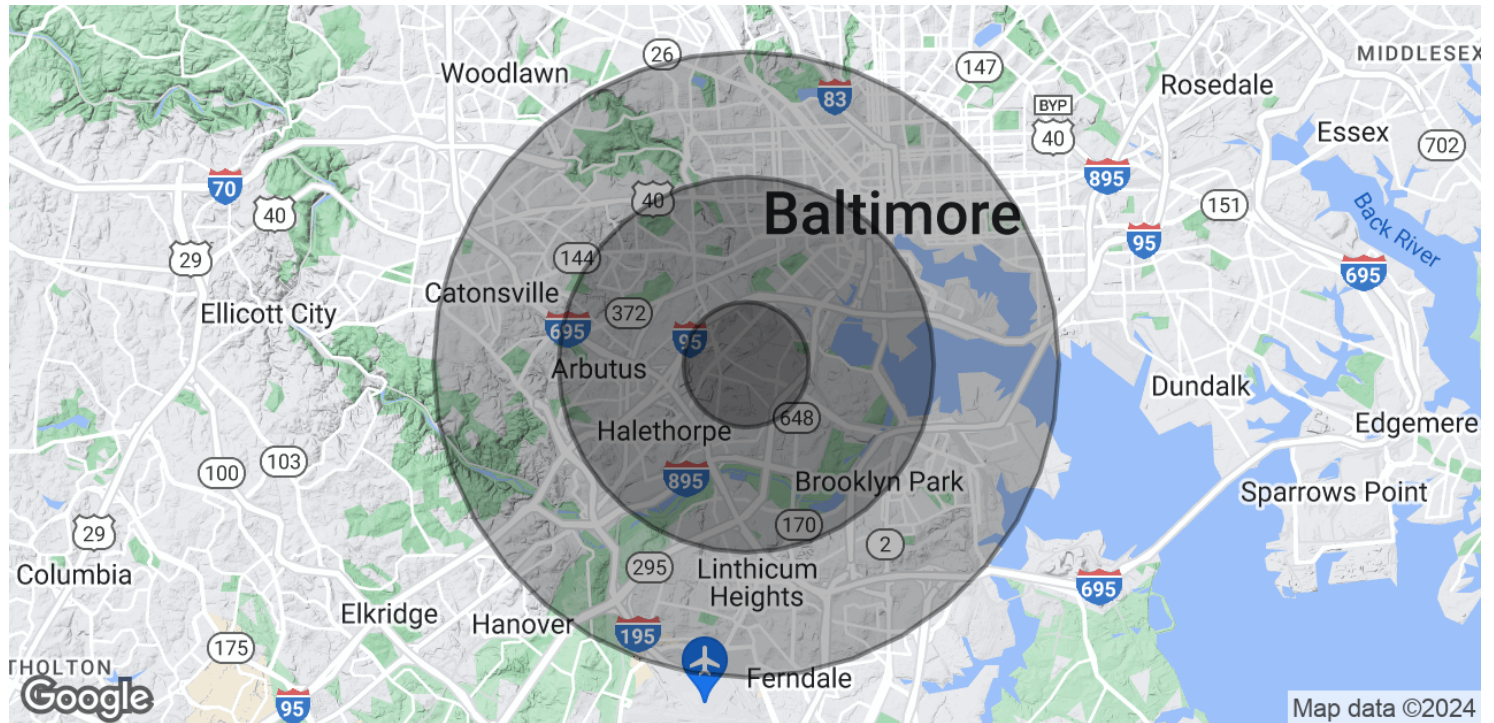
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,326	137,407	422,691
Average Age	35.4	34.1	35.2
Average Age (Male)	33.4	33.2	33.9
Average Age (Female)	38.0	35.1	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,578	49,924	162,491
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$52,163	\$47,125	\$53,830
Average House Value	\$147,867	\$203,239	\$219,759

* Demographic data derived from 2020 ACS - US Census

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