

INDUSTRIAL/USER BUILDING WITH LARGE STORAGE YARD FOR SALE

2630 HAVER STREET

Baltimore, MD 21223

Available: 5,400 SF



LISTING DATA

AVAILABLE SF: 5,400 SF
OFFICE SF: 500+/- SF

ECONOMIC DATA

SALE PRICE: \$695,000

PROPERTY INFORMATION

COUNTY: Baltimore City
MARKET: Baltimore
SUBMARKET: Baltimore SW

BUILDING DATA

TOTAL BUILDING SF: 5,400 SF
YEAR BUILT: 1988
ZONING: IMU-1

PROPERTY OVERVIEW

Perfect User Building on a fenced 1.44 acre lot with 20'6" clear height and 2 drive-ins. Open building layout with a small amount of air-conditioned office space, mezzanine office, storage, 3 bathrooms, and shop storage room.

LOCATION OVERVIEW

Close to I-95 off Frederick Road

PROPERTY HIGHLIGHTS

- Hard to find user building with large fenced and gated yard
- 2 oversized drive-in doors with the ability to convert to docks
- Natural gas in warehouse with heat pump/AC in office areas
- Industrial mixed-use zoning allows for light industrial, non-industrial, commercial, resi dwellings and mixed-use

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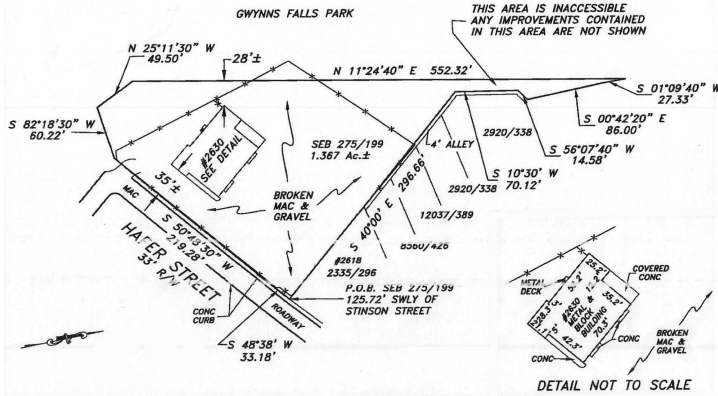
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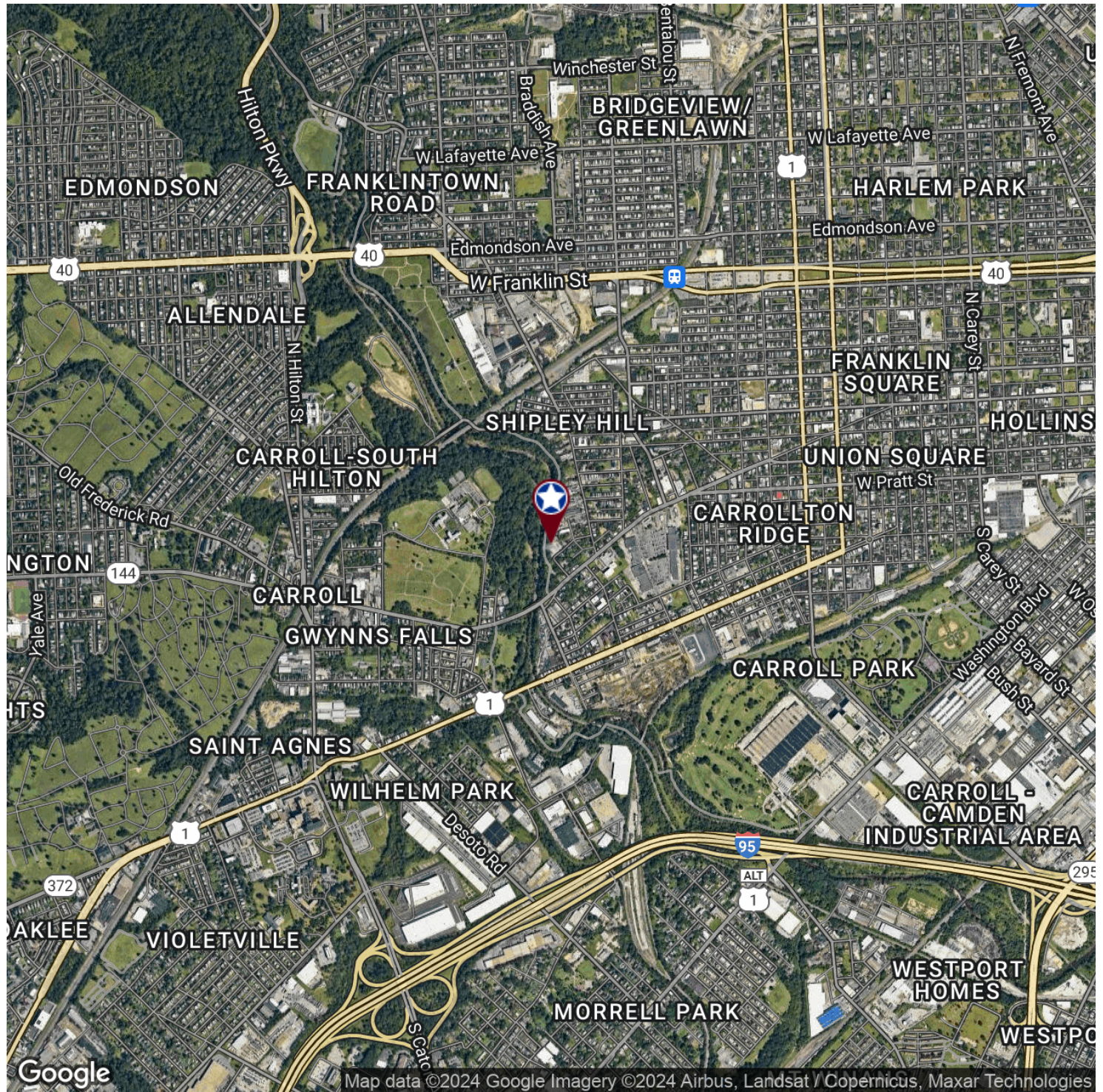
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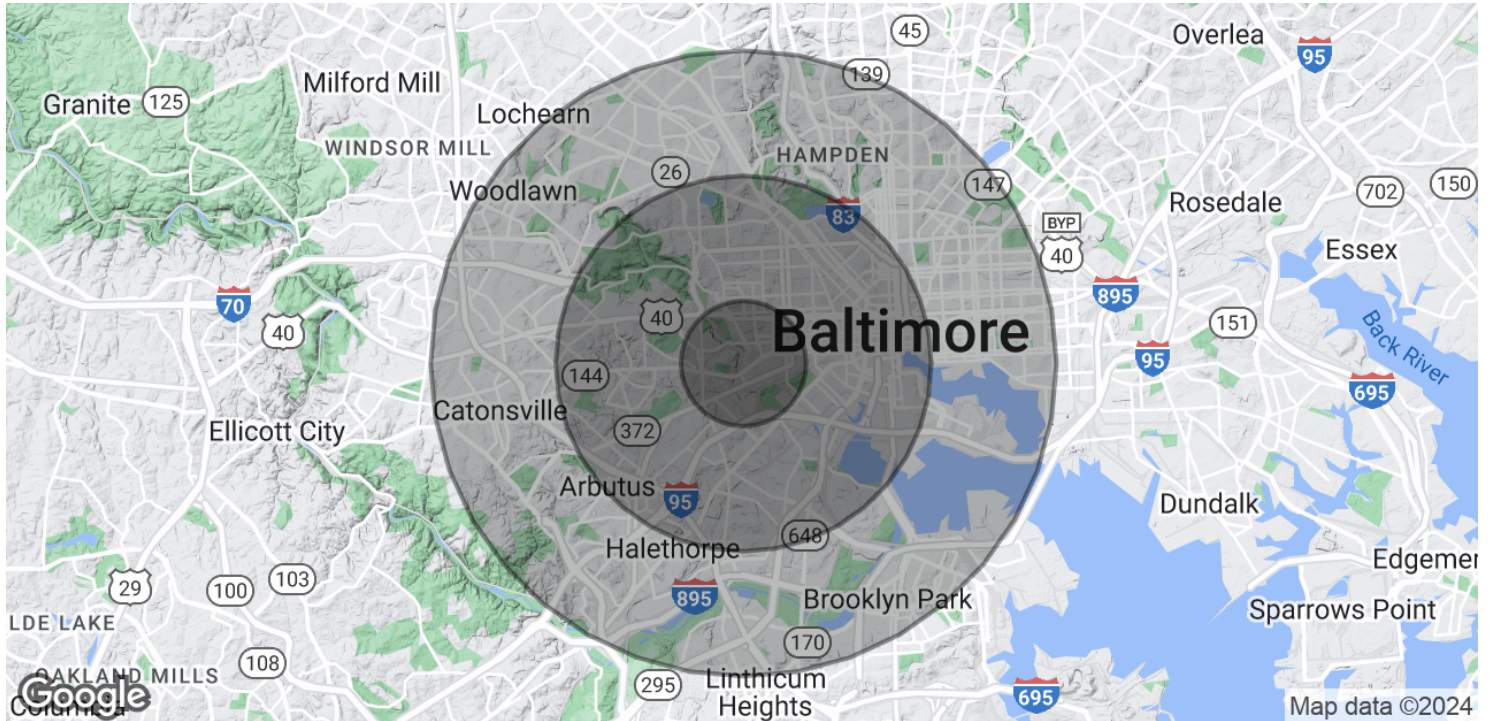
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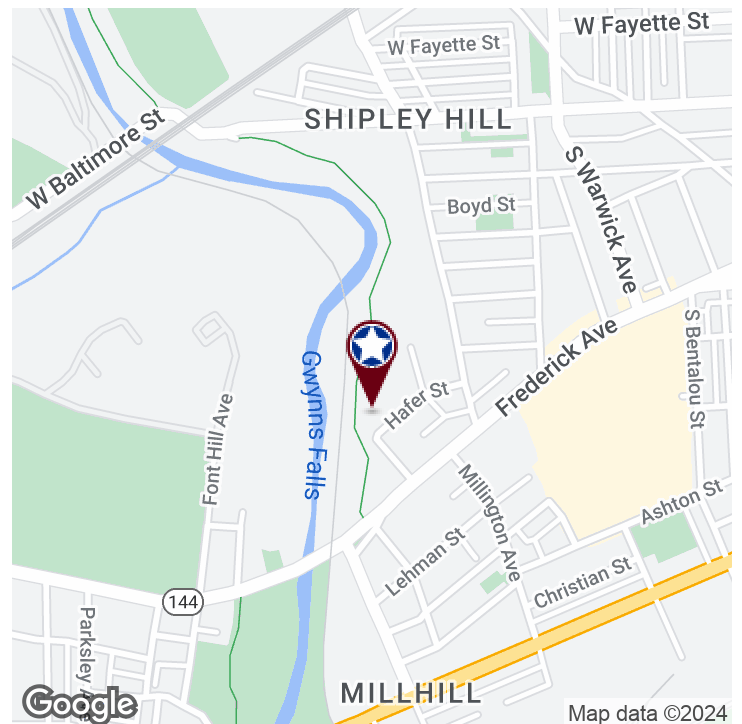
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 21,400 | 207,307 | 498,871 |
| Average Age | 39.4 | 37.2 | 37.7 |
| Average Age (Male) | 37.0 | 35.9 | 36.1 |
| Average Age (Female) | 43.4 | 39.3 | 39.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 13,102 | 113,876 | 249,860 |
| # of Persons per HH | 1.6 | 1.8 | 2.0 |
| Average HH Income | \$29,687 | \$50,465 | \$62,255 |
| Average House Value | \$72,857 | \$169,958 | \$190,421 |

2020 American Community Survey (ACS)



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