



**COMMERCIAL
DIVISION**

FOR SALE

Penn Belt Industrial Condo

3937 PENN BELT PLACE, FORESTVILLE, MD 20747



PRESENTED BY:

SAMUEL YORK

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www.commercialdivision.infre.com

FOR SALE AND LEASE

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OFFERING SUMMARY

Sale Price:	\$575,000
Price / SF:	\$97.80
Lot Size:	0.22 Acres
Building Size:	4880 SF
Zoning:	I-1 Light Industrial
Market:	Pennsylvania Avenue Industrial Corridor

PROPERTY HIGHLIGHTS

- 3,880 SF Warehouse
- 1,000 SF Office
- 18' Ceiling Height
- 14' Drive-in Overhead Bay Door
- 3 Restrooms
- Fenced Storage Lot
- 220v/3-phase Power
- Natural Gas Heat
- Block, Steel and Concrete Construction

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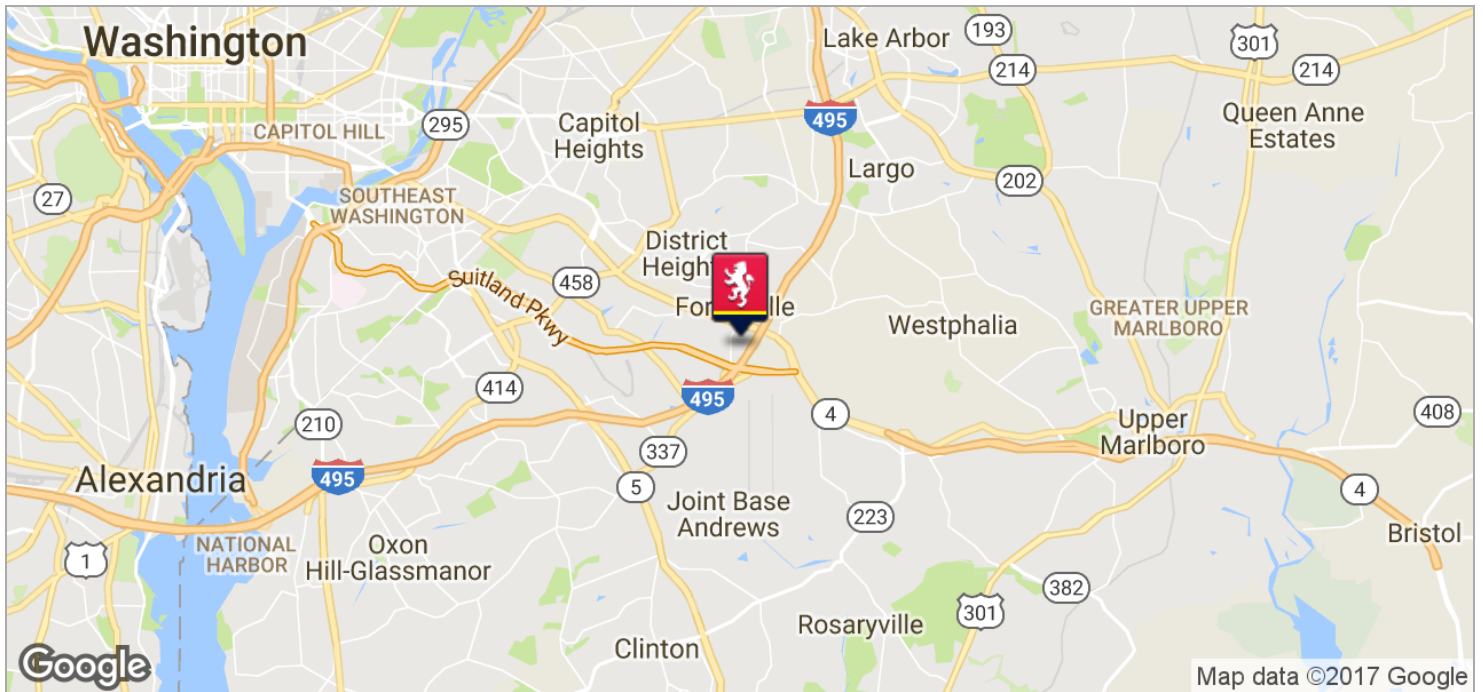
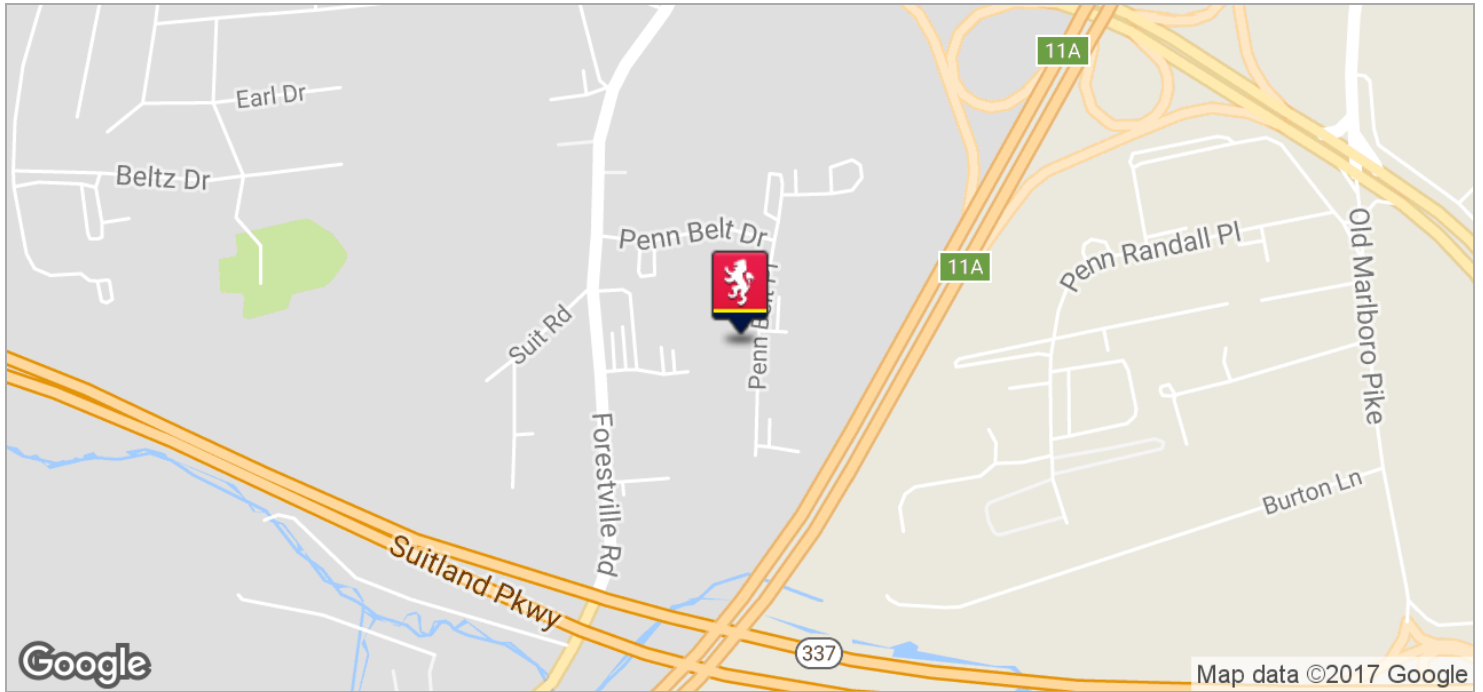
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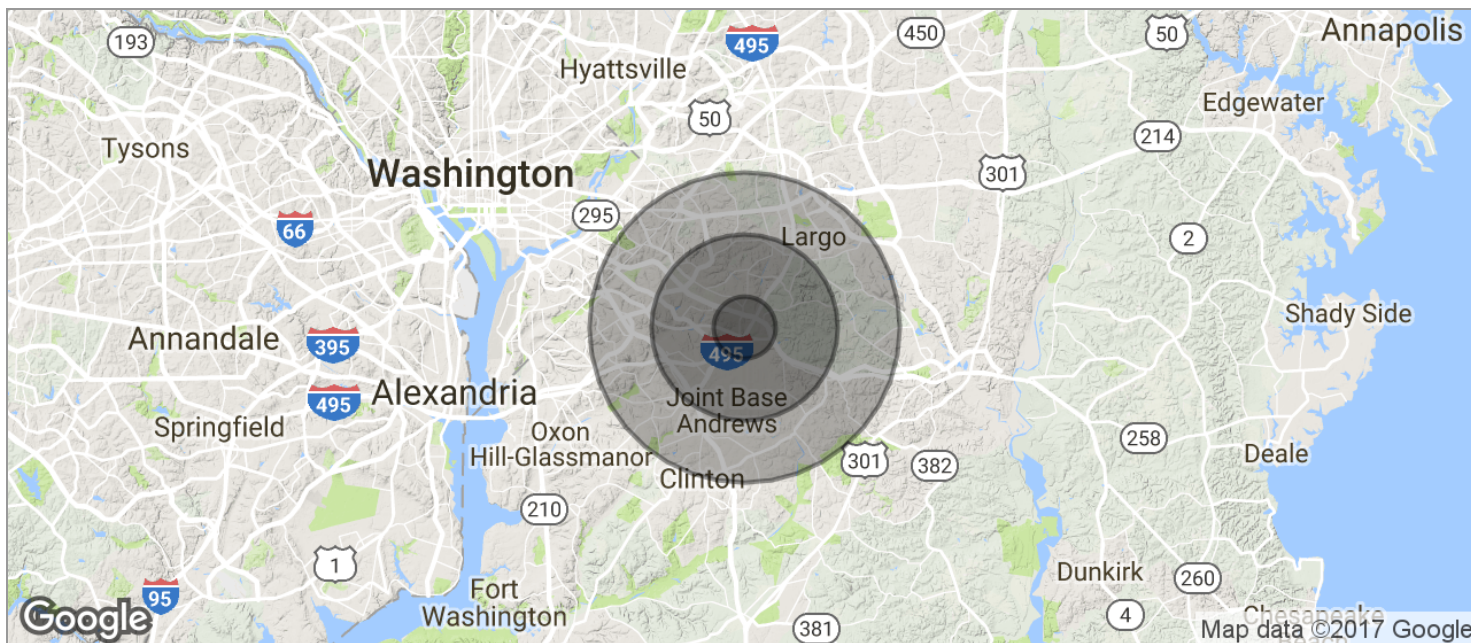
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	6,490	66,088	193,575
MEDIAN AGE	36.5	34.2	35.7
MEDIAN AGE (MALE)	34.8	31.7	33.2
MEDIAN AGE (FEMALE)	39.0	36.1	37.7
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,506	24,983	73,403
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$68,764	\$69,162	\$74,437
AVERAGE HOUSE VALUE	\$274,223	\$273,664	\$294,579

* Demographic data derived from 2010 US Census

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