

FOR SALE - WAREHOUSE/OFFICE/ LAND

2434 E. NORTH AVENUE, BALTIMORE, MARYLAND 21213

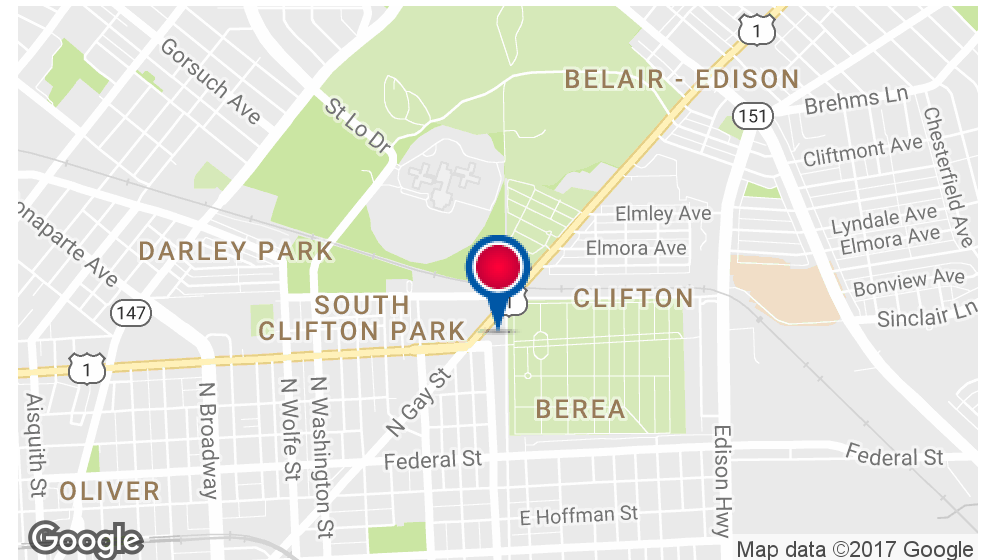


Executive Summary



PROPERTY HIGHLIGHTS

- 6,100 sq ft - one story warehouse (divisible) on 11,377 sq ft (.26 acres)
- Adjacent land parcels of 7,821 sq ft (.18 acres)
- Warehouse has 4 drive-in bays
- 436 sq ft of office space
- Clear ceiling height of 11-14'
- Fenced yard with plenty of storage
- Warehouse zoned: B-3-2 (commercial)
- Adjacent land zoned: B-3-2 (commercial) or Residential
- Excellent use for a contractor, automotive or distributor



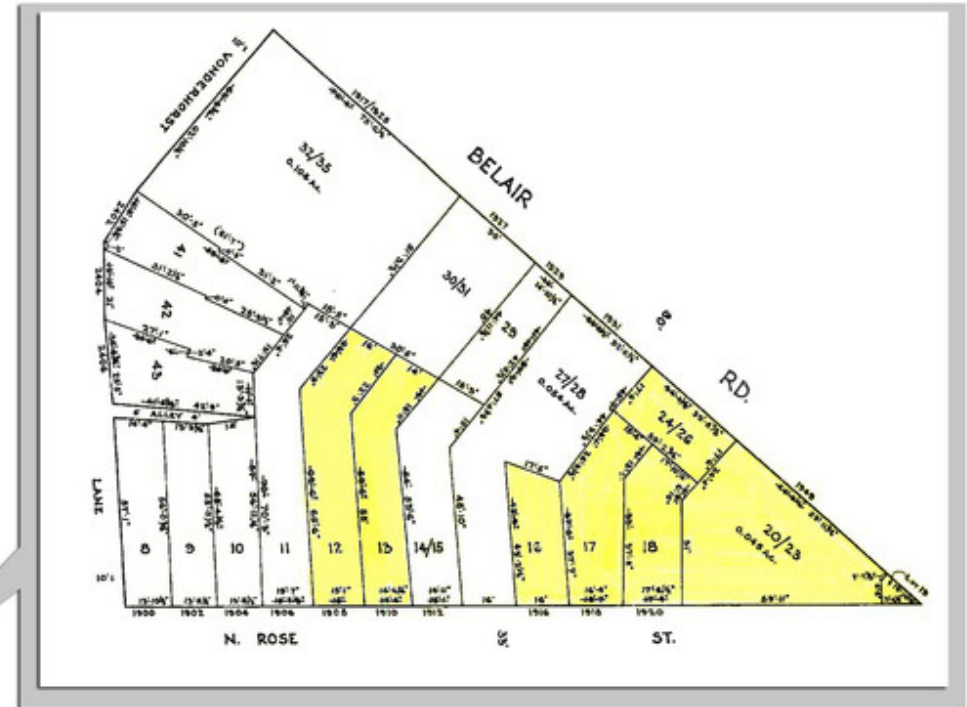
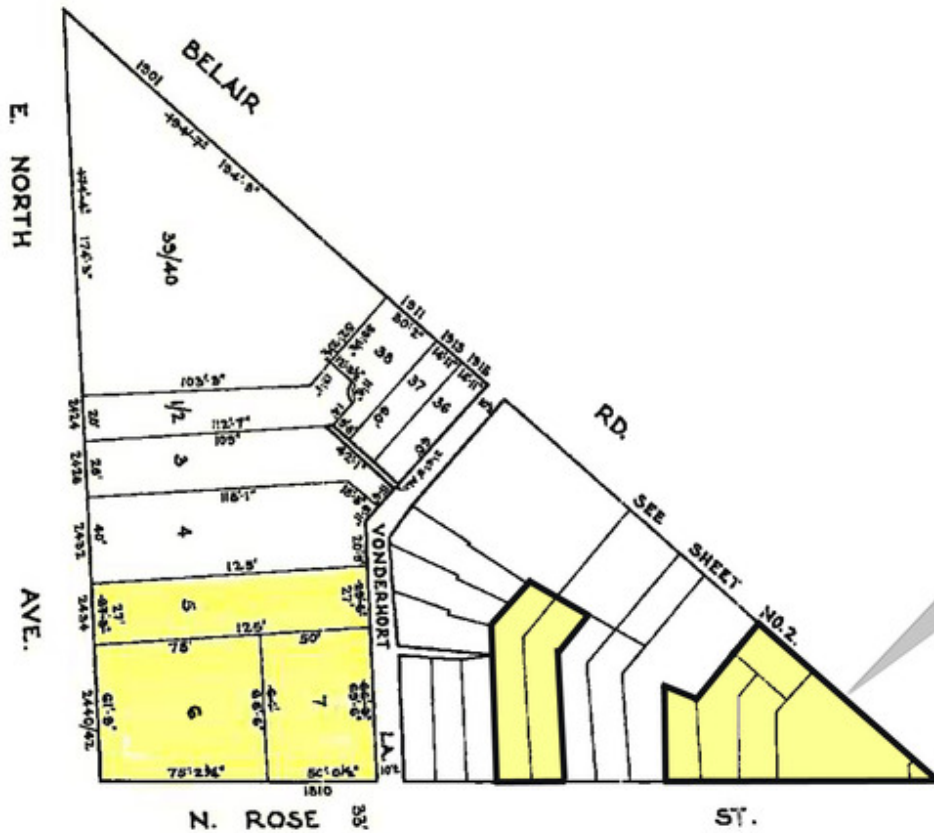
Henry Kornblatt

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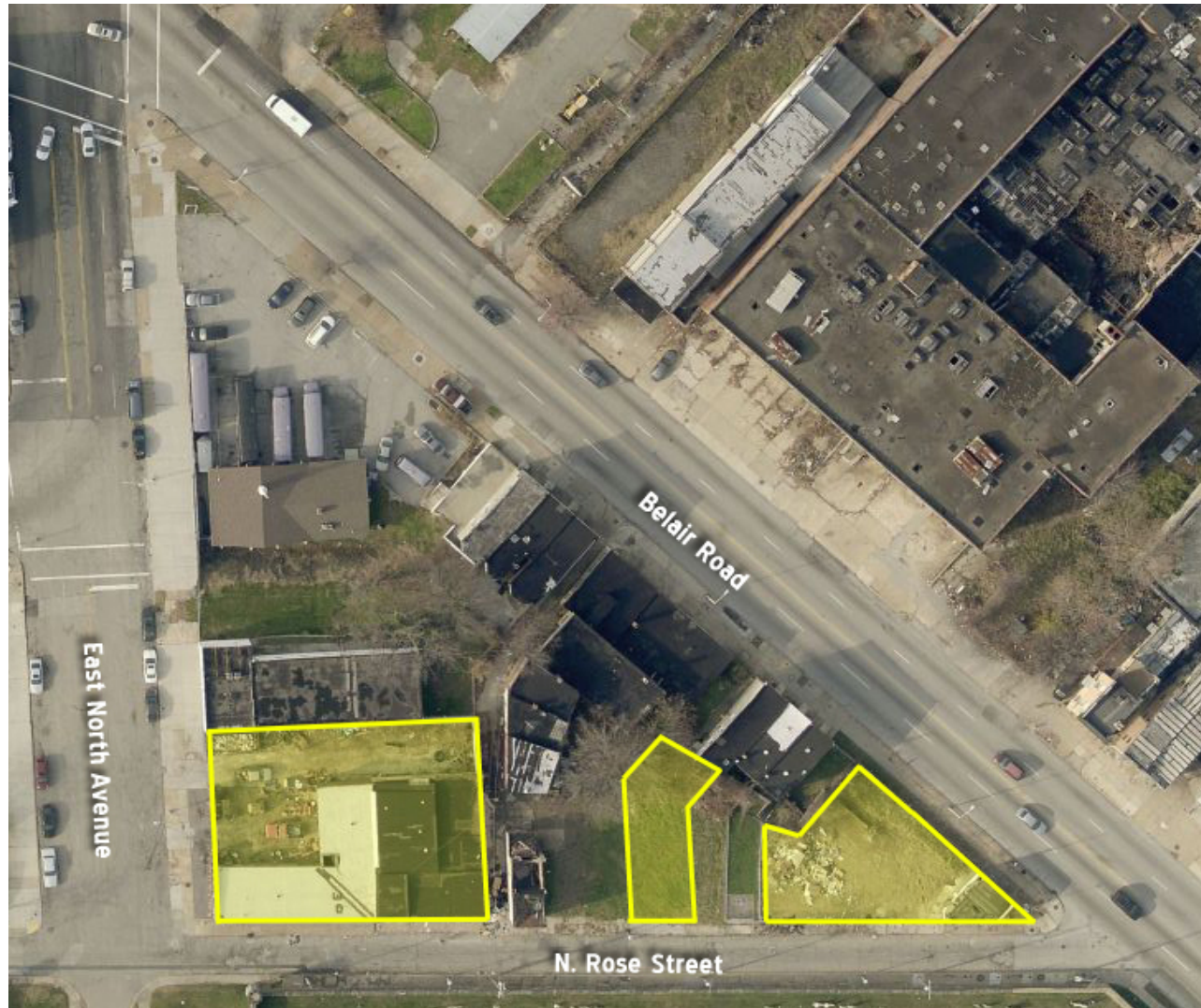
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Aerial



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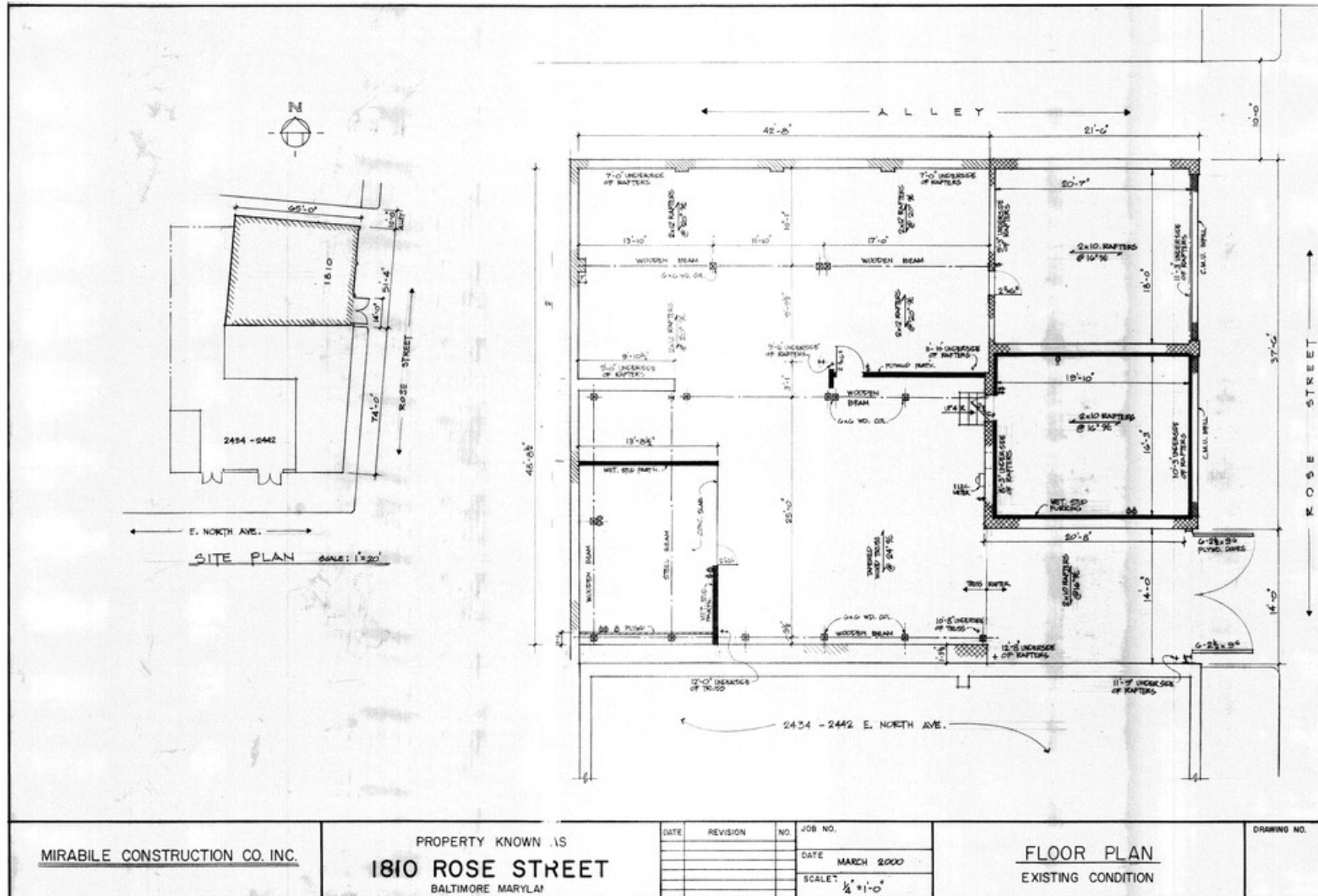
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Floor Plan



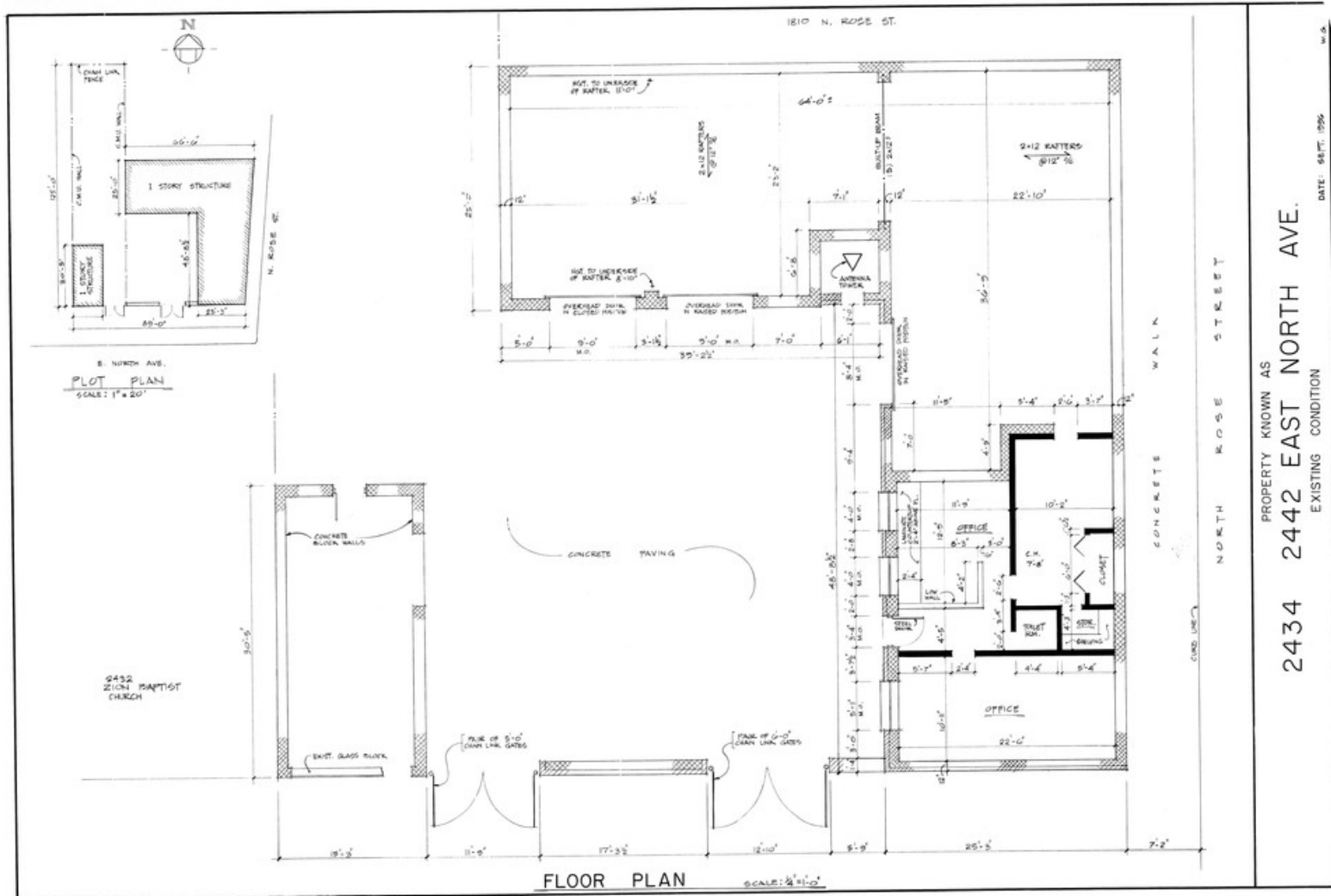
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Floor Plan

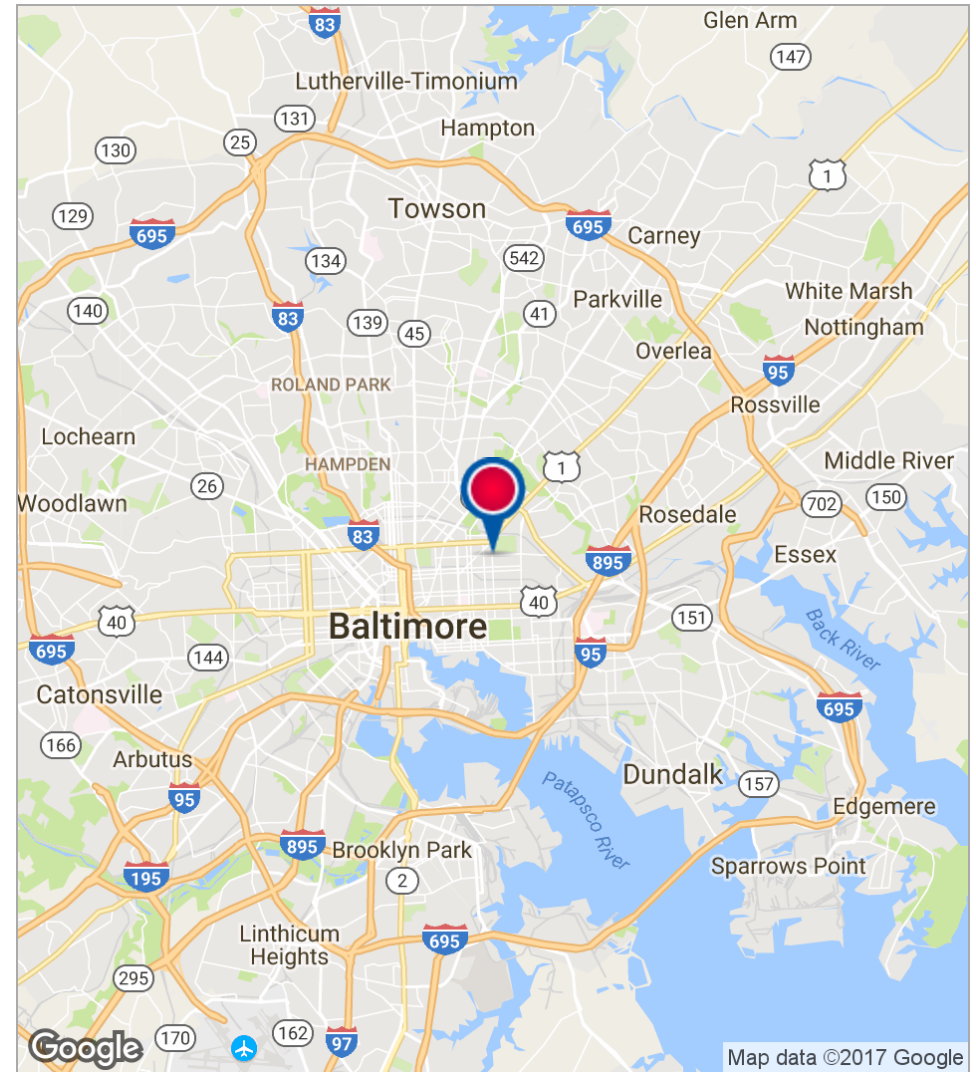
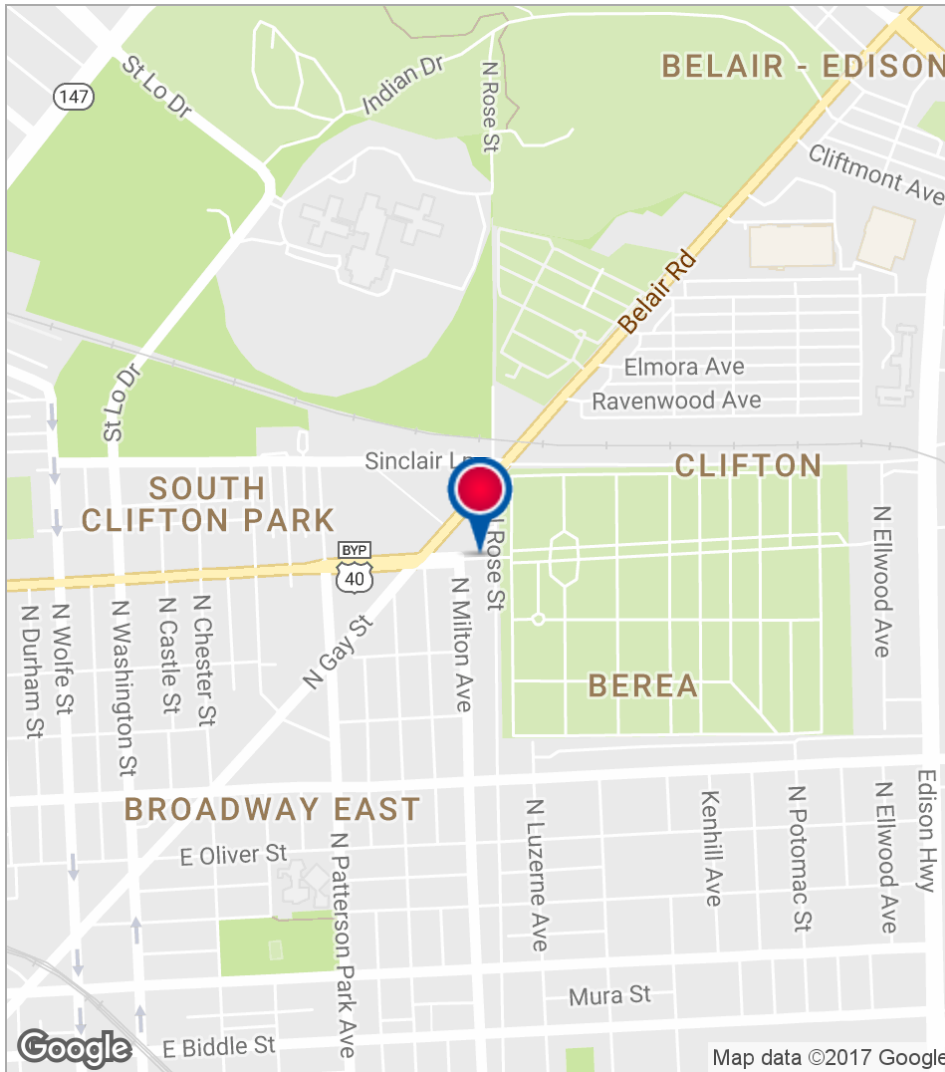


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Location Maps



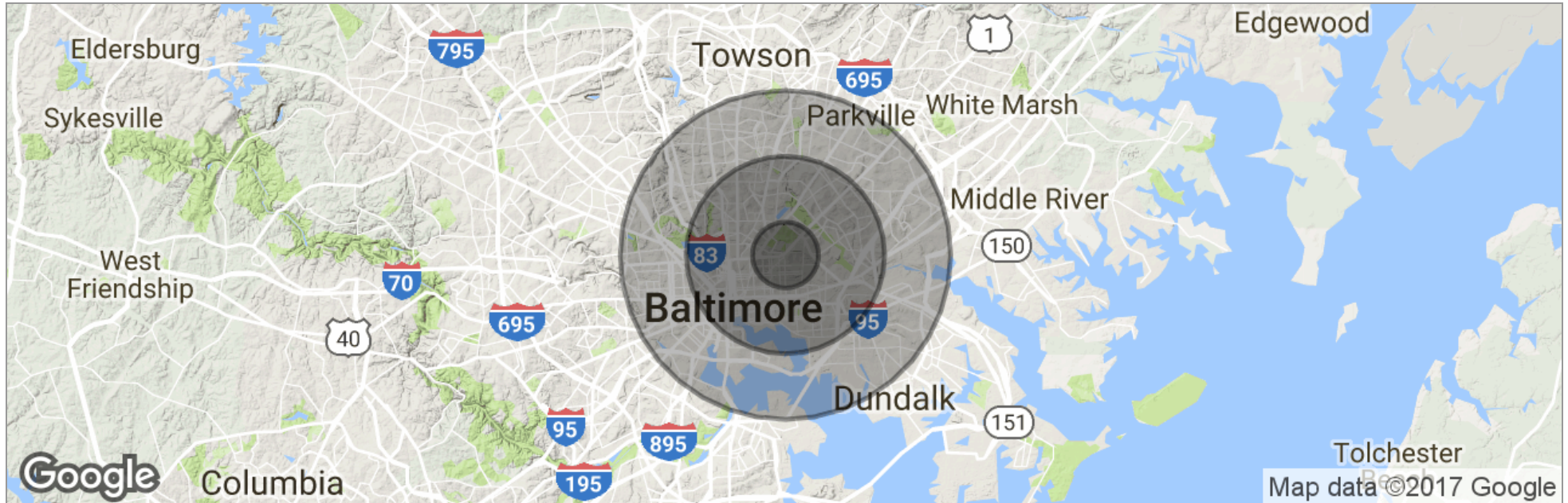
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	35,120	289,722	584,856
Population Density	11,179	10,247	7,447
Median Age	37.4	34.0	34.7
Median Age (Male)	33.2	32.4	33.0
Median Age (Female)	39.5	34.9	35.8
Total Households	11,727	111,709	228,824
# of Persons Per HH	3.0	2.6	2.6
Average HH Income	\$39,913	\$57,308	\$60,329
Average House Value	\$104,992	\$221,855	\$246,676

* Demographic data derived from 2010 US Census

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