

FOR SALE - WAREHOUSE & LAND

1810 N ROSE STREET, BALTIMORE, MARYLAND 21213



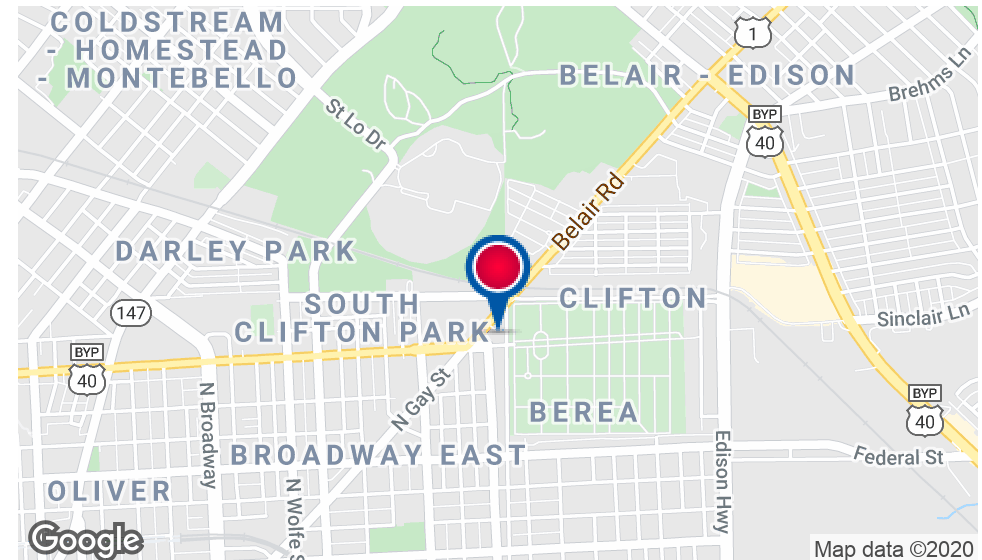
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Executive Summary



PROPERTY HIGHLIGHTS

- 3,450 sq ft - one story warehouse
- Adjacent land parcels of 7,821 sq ft (.18 acres)
- Warehouse has 1 drive-in door
- Clear ceiling height of 11-20'
- 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

443.921.9312

hkornblatt@troutdaniel.com

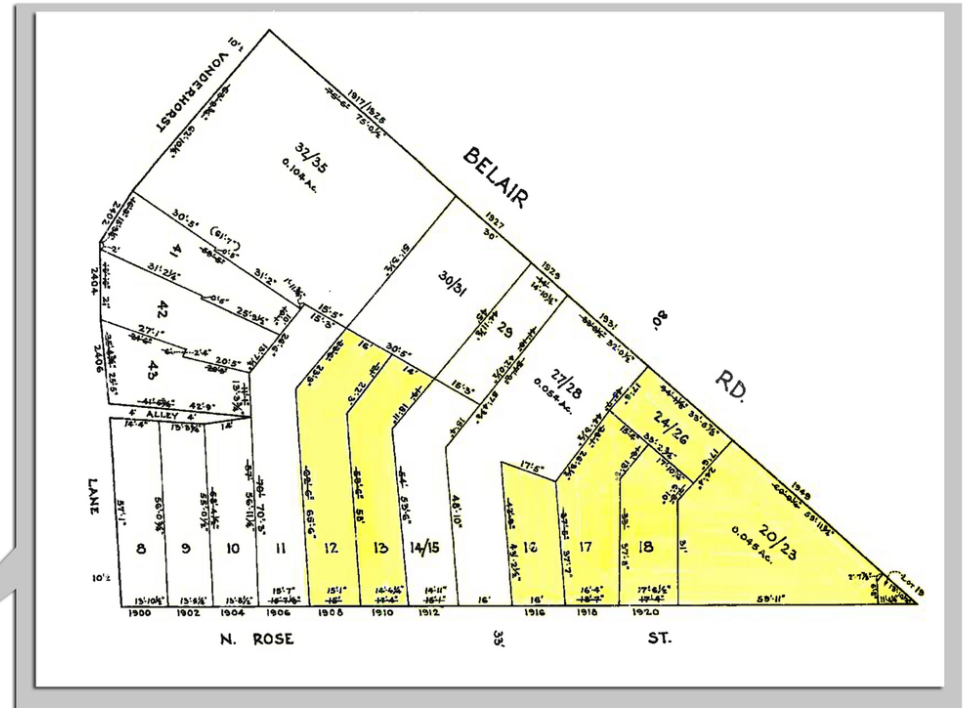
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Aerial



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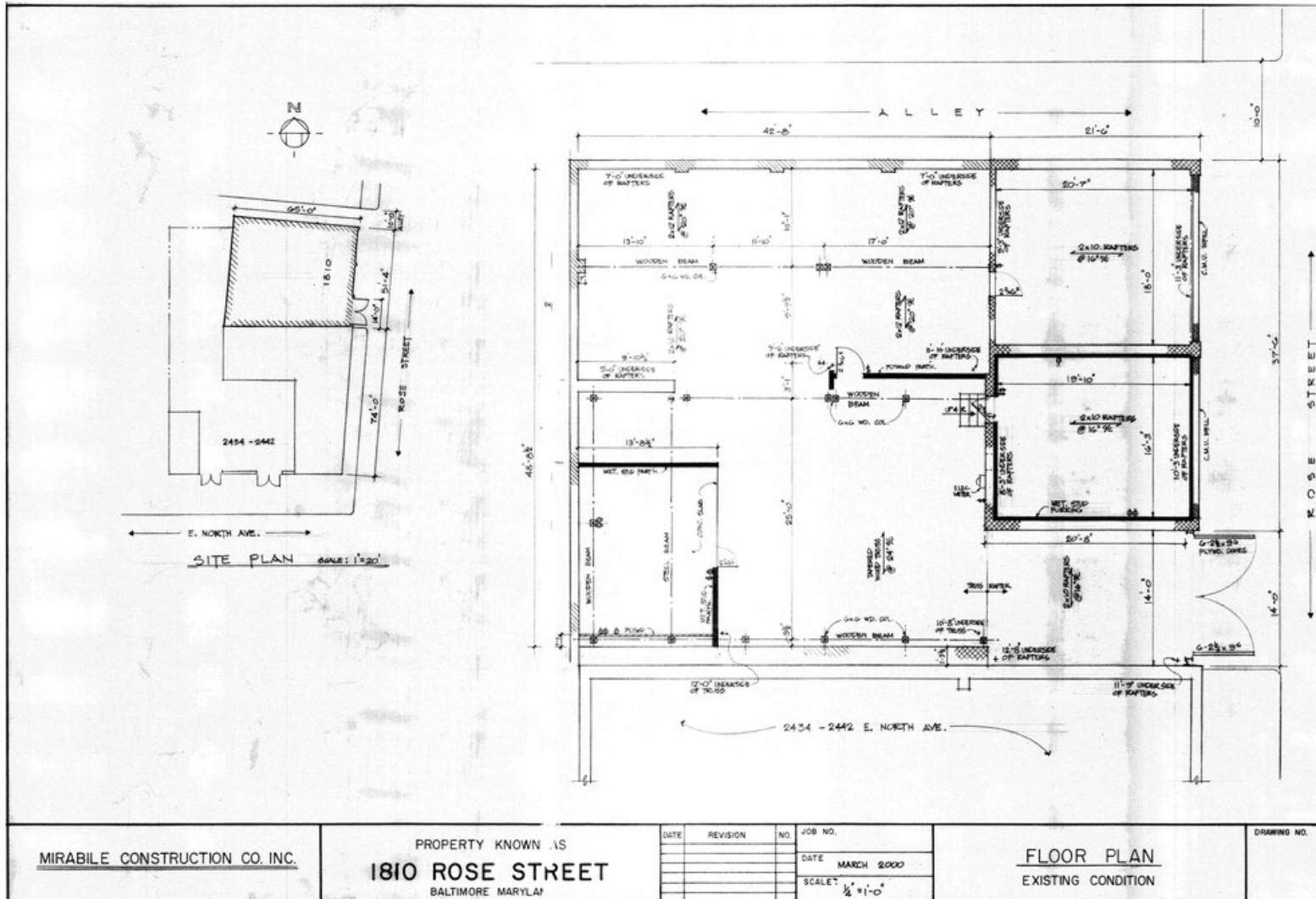
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Floor Plan



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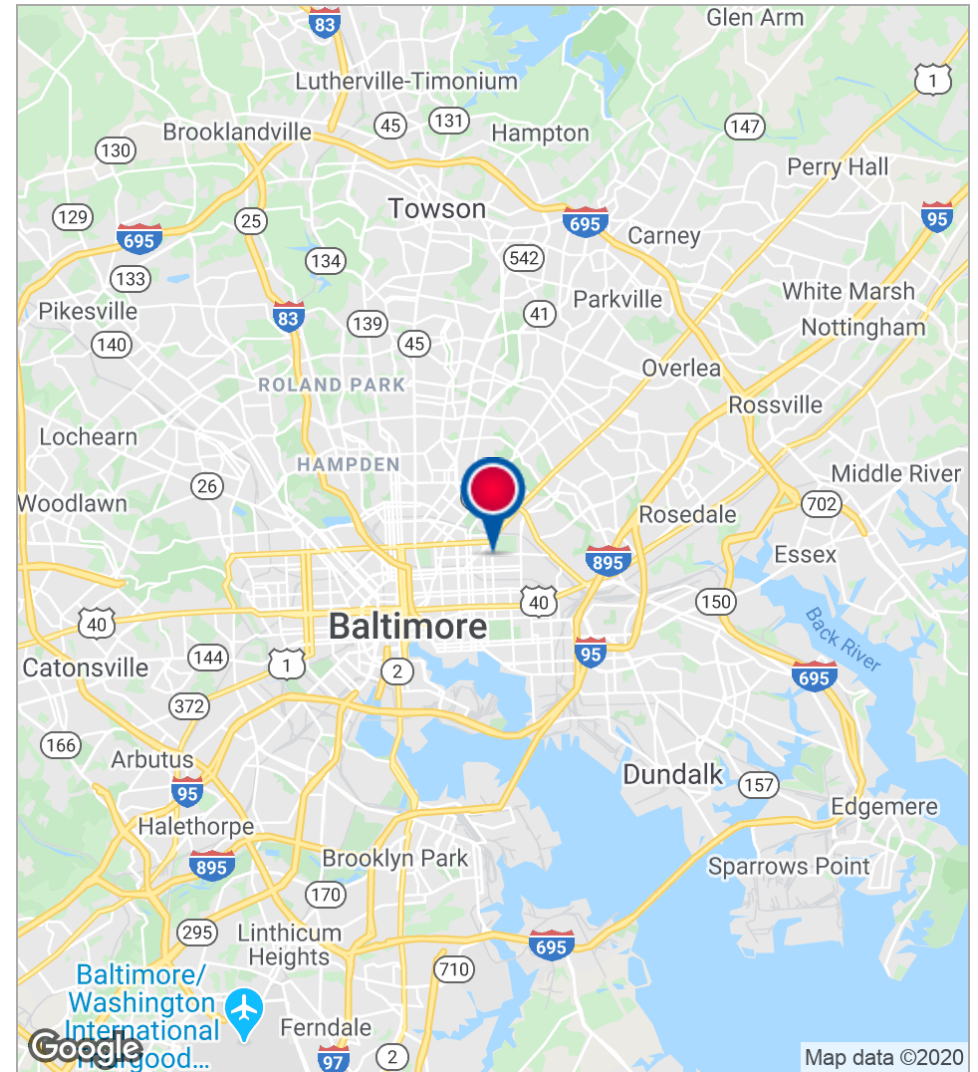
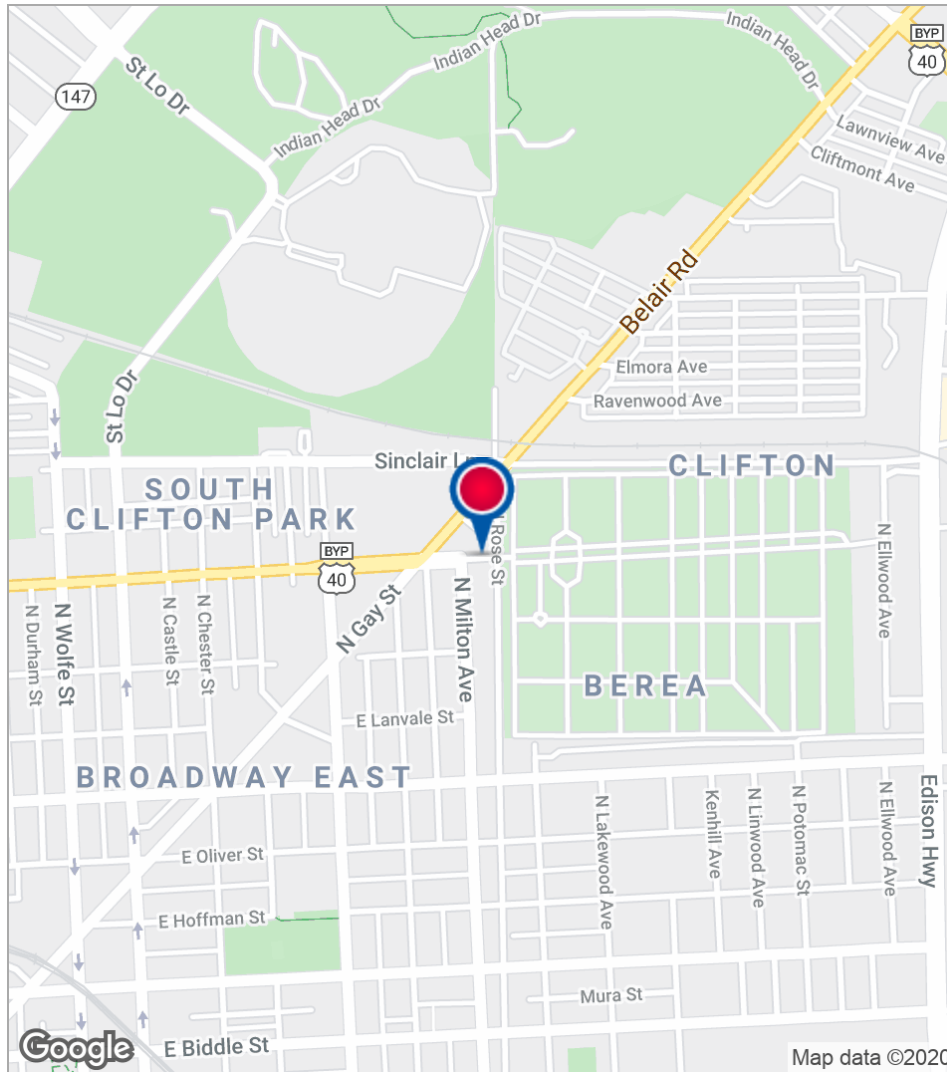
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Location Maps



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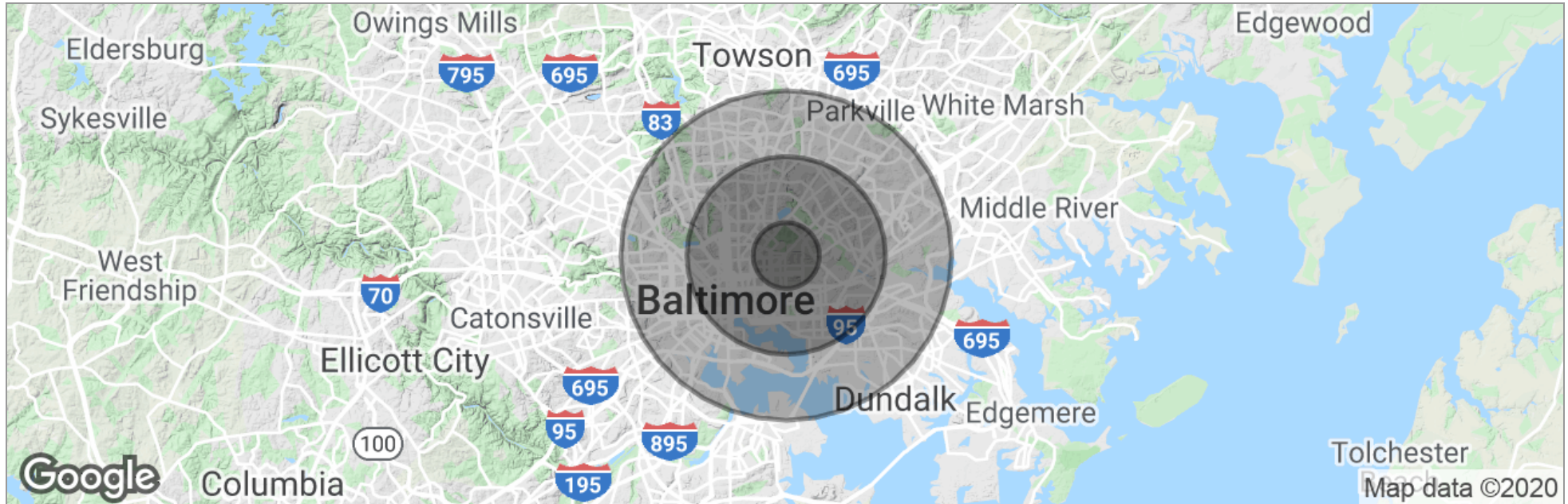
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Demographics Map



	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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