

Property Summary



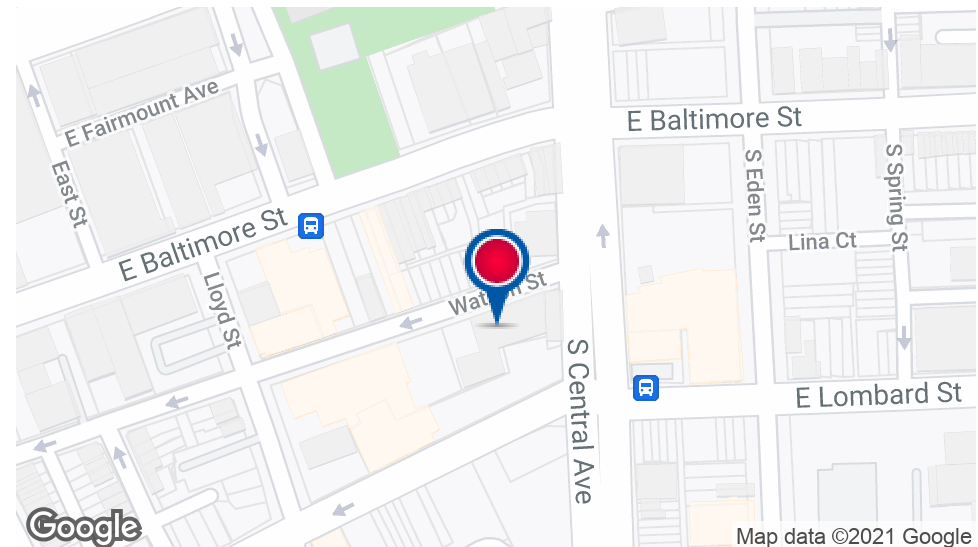
PROPERTY DESCRIPTION

Small distribution warehouse of 14,500 sf available for sublease. Building features second floor offices, 4 drive-in doors, 12 foot & 20 foot clear ceiling heights, 3-phase electrical service and on-site parking.

Occupancy available February 1, 2022 for a remaining term of 21 months.

LOCATION DESCRIPTION

Located just north of Little Italy and southwest of Johns Hopkins University near the intersection of Lombard Street & Central Avenue. This area enjoys convenient access to I-83 north and I-895. Notable landmarks include the new \$30 Million Ronald McDonald House, Jewish Museum of MD, Attman's Delicatessen and Stratford University.



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The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

1149 WATSON STREET, BALTIMORE, MD 21202

INDUSTRIAL SUBLEASE



Additional Photos



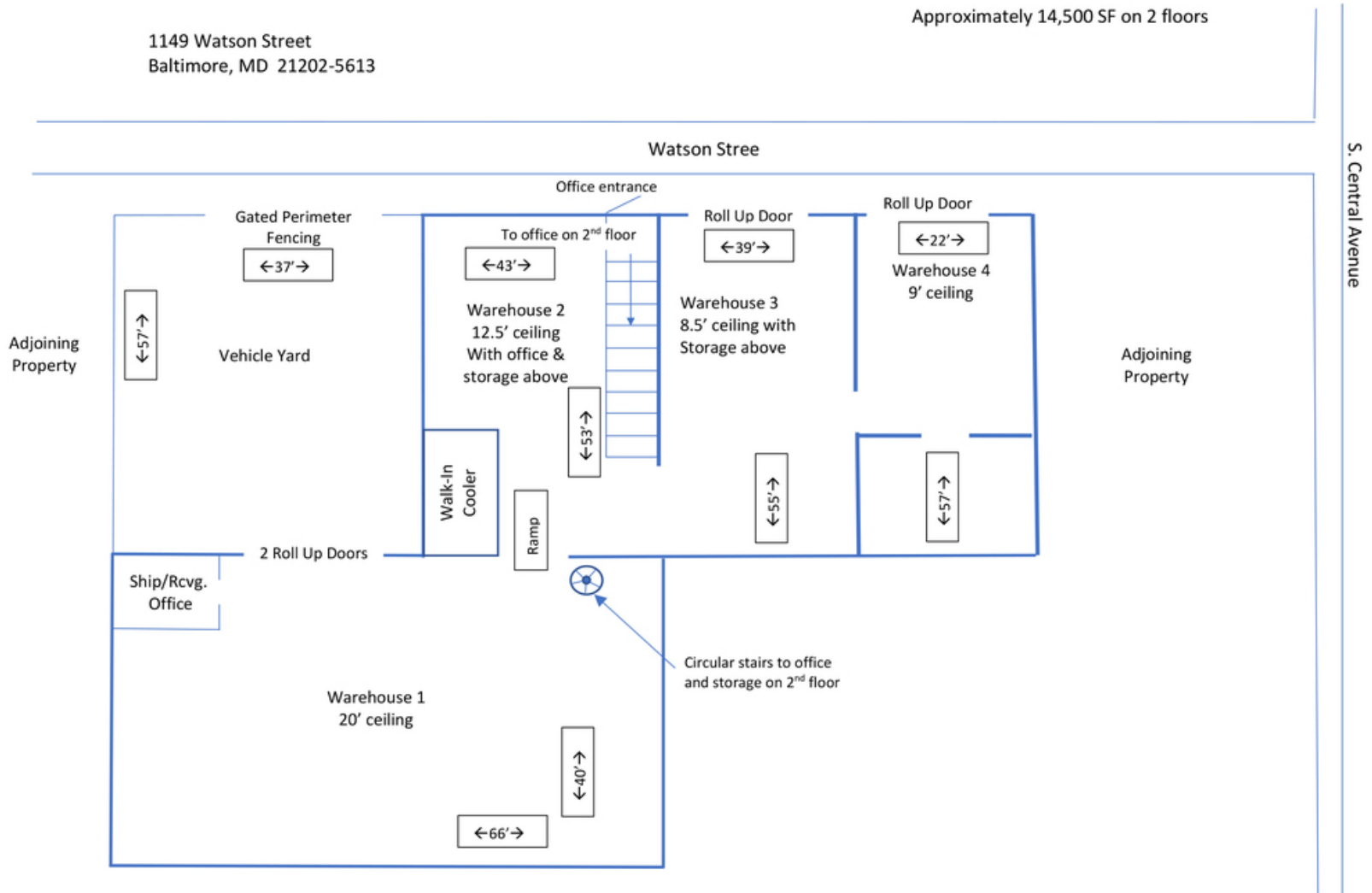
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Facility Schematic

Approximately 14,500 SF on 2 floors

1149 Watson Street
Baltimore, MD 21202-5613



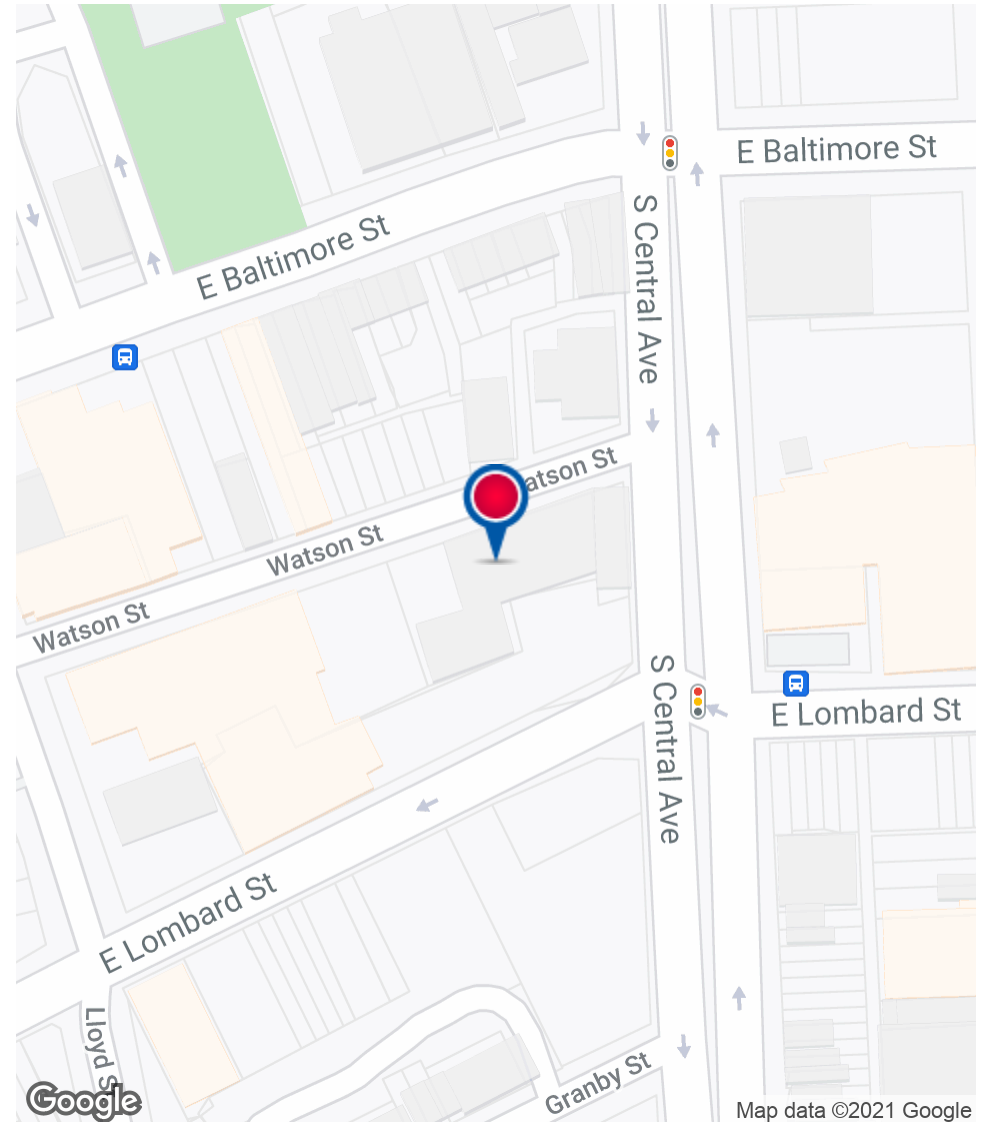
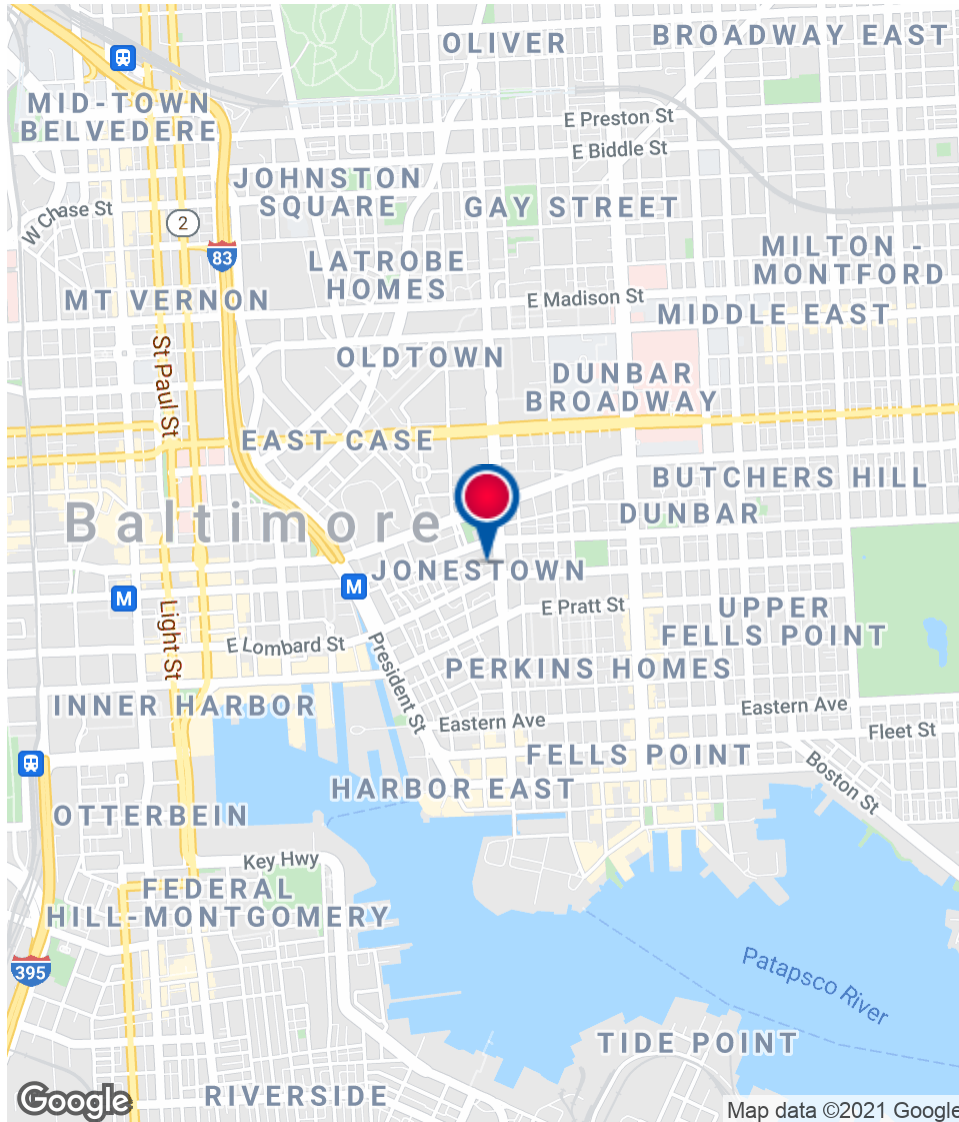
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INDUSTRIAL SUBLEASE



TROUT DANIEL & ASSOCIATES

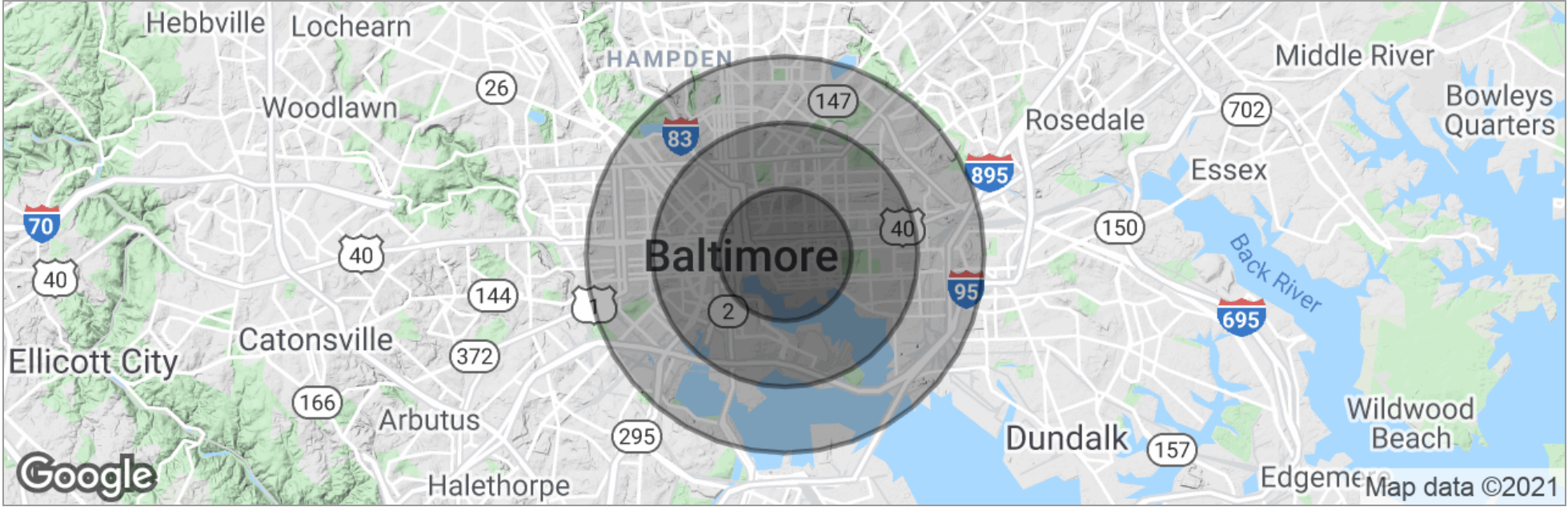
Location Map



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Demographics Map



	1 Mile	2 Miles	3 Miles
Total Population	39,622	143,385	264,990
Population Density (Pop/Sq.Mi.)	12,612	11,410	9,372
Median Age	32.3	33.0	33.3
Median Age (Male)	32.7	32.7	32.3
Median Age (Female)	32.1	33.2	33.9
Total Households	15,204	58,997	106,027
# of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$60,767	\$60,882	\$56,342
Average House Value	\$317,179	\$261,424	\$239,045

* Demographic data derived from 2010 US Census