



12,600 SF
on 1.09 AC

Powers Lane

ANTWERPEN
Just SAYS 20

**ROYAL
FARMS**

**Auto
Zone**



Available

6436 Baltimore National Pike, Catonsville MD

Floor plan

Key property details:



Address:

6436 Baltimore National Pike,
Catonsville, MD 21228



Lot size:

1.09 acres



Year built:

1984



Available space:

12,600 SF



Submarket:

Catonsville



Zoning:

BR (Business Roadside)

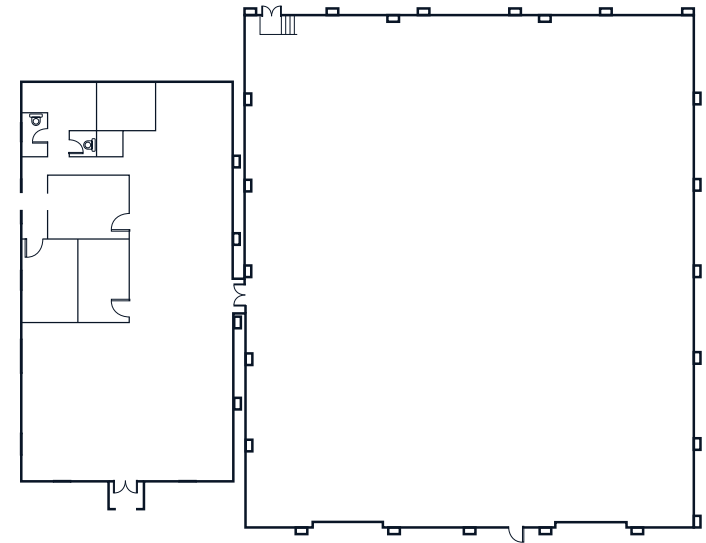
Building features:

Ceiling height	Warehouse: 28' clear height, Showroom: 11' clear height
Loading	One 10'x14' grade level drive-in door One 10'x14' dock door
Power	3-phase/4 wire, 200 amp 120/208 volt electric service
HVAC	Warehouse has ceiling-mounted electric heaters; Showroom has oil radiators and air conditioning
Sprinkler system	Full building wet sprinkler protection
Parking	30 parking spaces

Space breakdown:

3,600 SF
Office/Showroom

9,000 SF
Warehouse



Images



Amenity map



Location highlights:

Traffic count	48,671 AADT on Baltimore National Pike/Route 40
Visibility	High visibility from Route 40 and Powers Lane
Access	Route 40 east-west access via median cut; ingress/egress from both Route 40 and Powers Lane (rear)

Conveniently located:

- I-695 1 mile
- I-70 2 miles
- I-95 5 miles

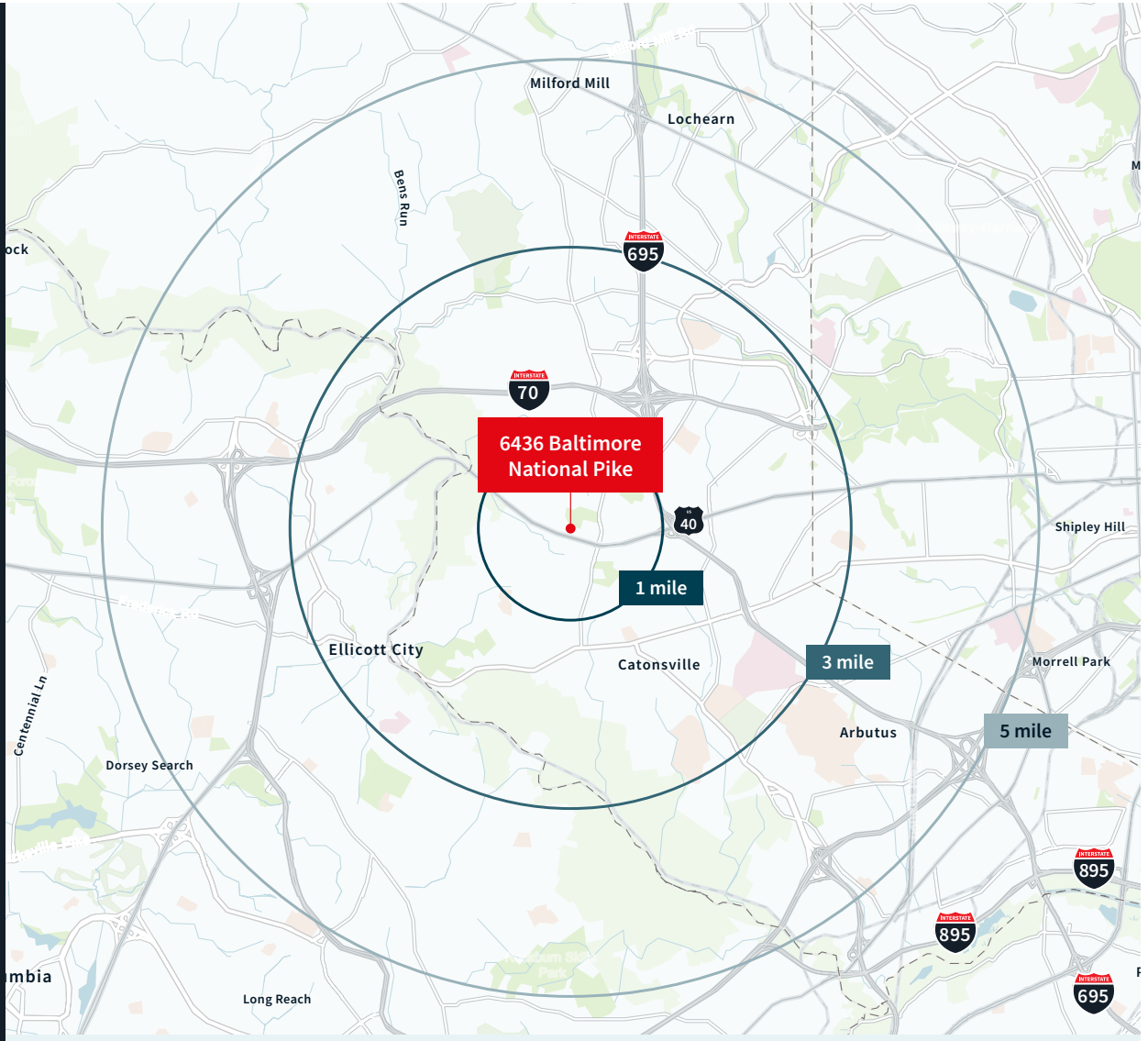
Ideal uses: Warehouse/Showroom, Automotive service, or Redevelopment opportunity

Demographics

	1 mile
Population	14,302
Households	5,303
Average household income	\$125,382
Median Age	41.9

	3 miles
Population	96,536
Households	36,717
Average household income	\$121,026
Median Age	39.3

	5 miles
Population	259,650
Households	99,275
Average household income	\$119,678
Median Age	40.0





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