

# FOR SALE

708 & 712 STEMMERS RUN ROAD, ESSEX, MD 21221



**Investment / Owner-User  
Opportunity For Sale**

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# PROPERTY DESCRIPTION

This property offers an investment or potential owner-user opportunity with two industrial buildings totaling 10000 SF on 0.67 acres. The site is partially occupied by one tenant generating approximately \$91,200 in annual income. There is also space available for an owner/user. Tenant may be relocated within the properties or leases terminated with notice. The location provides excellent access to Routes 702 and 695 and is close to nearby industrial parks, major retail centers, dining options, and key transportation routes.

# HIGHLIGHTS

- Located in Baltimore County East area
- Excellent access to Routes 702 & 695
- Two separate industrial buildings (4,000 + 6,000 SF)
- 0.67-acre lot with outdoor storage
- Existing tenant is an established local church
- Ideal for industrial/manufacturing investors



# OFFERING



# FOR SALE INDUSTRIAL PROPERTY

|                               |                           |
|-------------------------------|---------------------------|
| 708 Stemmers Run Rd Bldg Size | 4,000 SF                  |
| 712 Stemmers Run Rd Bldg Size | 6,000 SF                  |
| Annual Income                 | \$91,200                  |
| Asking Price                  | Just reduced: \$1,400,000 |
| Zoning                        | ML - IM                   |





## DEMOGRAPHICS

### 2024 SUMMARY

|                          | 1 MILE   | 5 MILES  | 10 MILES  |
|--------------------------|----------|----------|-----------|
| Population               | 8,994    | 262,232  | 794,431   |
| Households               | 3,486    | 102,379  | 328,780   |
| Average Household Size   | 2.6      | 2.6      | 2.4       |
| Average Age              | 43       | 40       | 40        |
| Average Household Income | \$88,502 | \$95,564 | \$105,620 |



794,431

Population



2.4

Average HH Size



40

Average Age



\$105,620

Average HH Income

## CONTACT

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