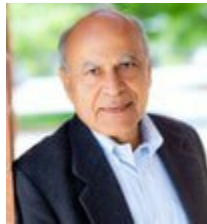




2810 W Saratoga St

2810 W Saratoga St, Baltimore, MD 21223

BERKSHIRE HATHAWAY | PENFED REALTY
HOMESERVICES



Gopal Hariani

Berkshire Hathaway HomeServices PenFed Realty

3290 N. Ridge Rd, Ellicott City, MD 21043

gopal.hariani@penfedrealty.com

(410) 977-9390



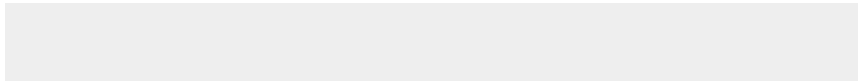
2810 W Saratoga St

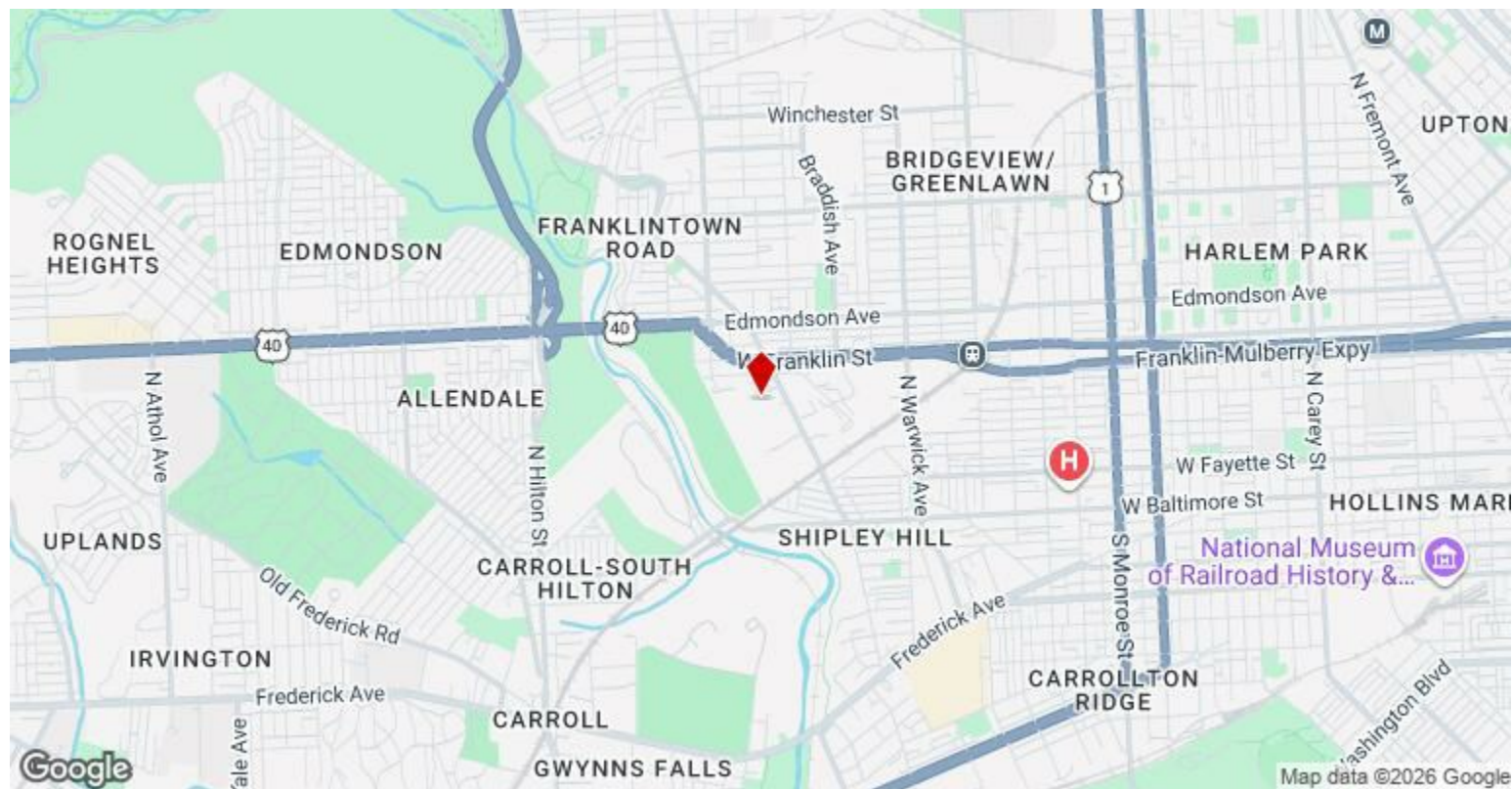
\$1,900,000

Renovated in July 2026, 2810 W Saratoga Street provides approximately 27,500 square feet of vacant industrial space ready for immediate occupancy. Recent improvements include a new rubber roof, gutters, plumbing, recessed and LED lighting, and two new HVAC units with a combined capacity of 17.5 tons. Two 50-gallon electric water heaters, public water and sewer service, and an available U&O certificate further reduce the time and capital often required before occupying an industrial facility. Inside, the building supports a range of operational needs. Ceiling heights ranging from 14 to 16 feet, four loading docks with dock-high doors, and multiple large warehouse areas accommodate warehousing, light manufacturing, distribution, contractor operations, and service-related businesses. A conveyor system connecting the main floor to the basement streamlines material movement, while a mezzanine level at the rear can be utilized for offices, management space, inventory oversight, or employee support functions. Existing improvements include front-office space with a kitchenette, storage rooms, a full bath, and multiple half baths distributed throughout the facility. Fully fenced, the 1.615-acre parcel adds valuable flexibility beyond the building itself. Two secured metal gate entrances provide controlled access to the site, while ample on-site parking accommodates employee vehicles, trailers, fleet vehicles, and equipment storage. For businesses that depend on both indoor warehouse space and secure outdoor staging areas, the property offers functionality that can be difficult to replicate in an urban industrial setting. Grace Medical Center and the University of Maryland Medical Center are nearby, while convenient access to daily necessities, including McDonald's, Subway, 7-Eleven, and Family Food Market, benefits employees and visitors. Downtown Baltimore is approximately 10 minutes away via W Franklin Street, the...

- Vacant owner/user or investment opportunity with significant recent capital improvements already completed, reducing near-term maintenance.
- 27,500-square-foot building with 14- to 16-foot ceiling heights, four dock doors, and multiple warehouse areas for strategic inventory management.
- Fully renovated in July 2026 with a new rubber roof, updated plumbing, LED and recessed lighting, new gutters, and two new HVAC units.
- I-1 zoning supports warehousing, wholesale distribution, light manufacturing, flex industrial, and a variety of commercial-industrial uses.
- Fenced 1.615-acre site with secured access through two metal gates, providing ample parking and storage capacity for vehicles, trailers, and IOS.
- Seamless access to Grace Medical Center, the Port of Baltimore, BWI Airport, and distribution networks throughout the Mid-Atlantic and Northeast.

Price:	\$1,900,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.61 AC
Gross Building Area:	27,500 SF
Rentable Building Area:	27,500 SF
No. Stories:	1
Year Built:	1940
Tenancy:	Single
Parking Ratio:	1.27/1,000 SF
Clear Ceiling Height:	14 FT
No. Dock-High Doors/Loading:	4
No. Drive In / Grade-Level Doors:	4



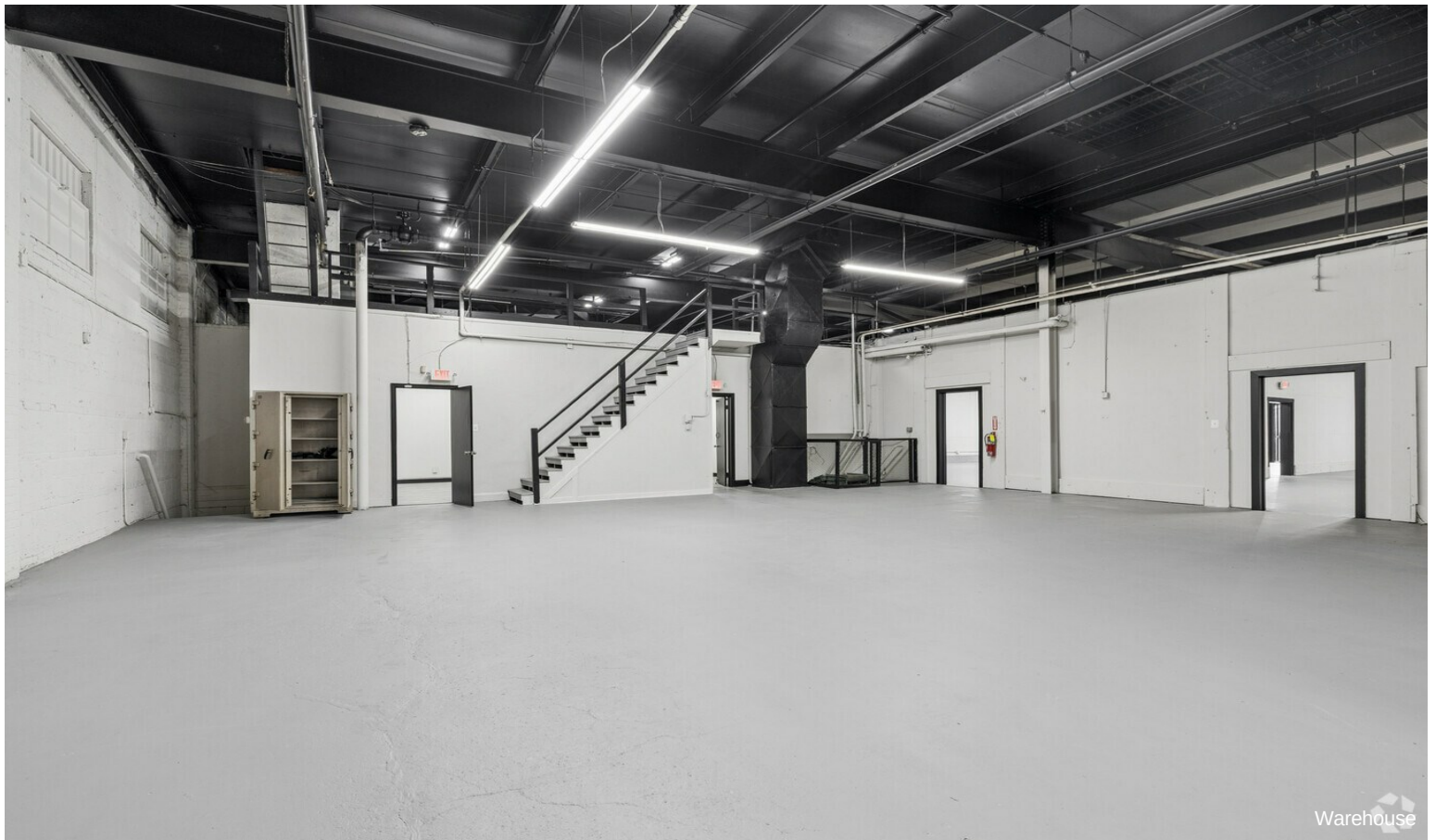


2810 W Saratoga St, Baltimore, MD 21223

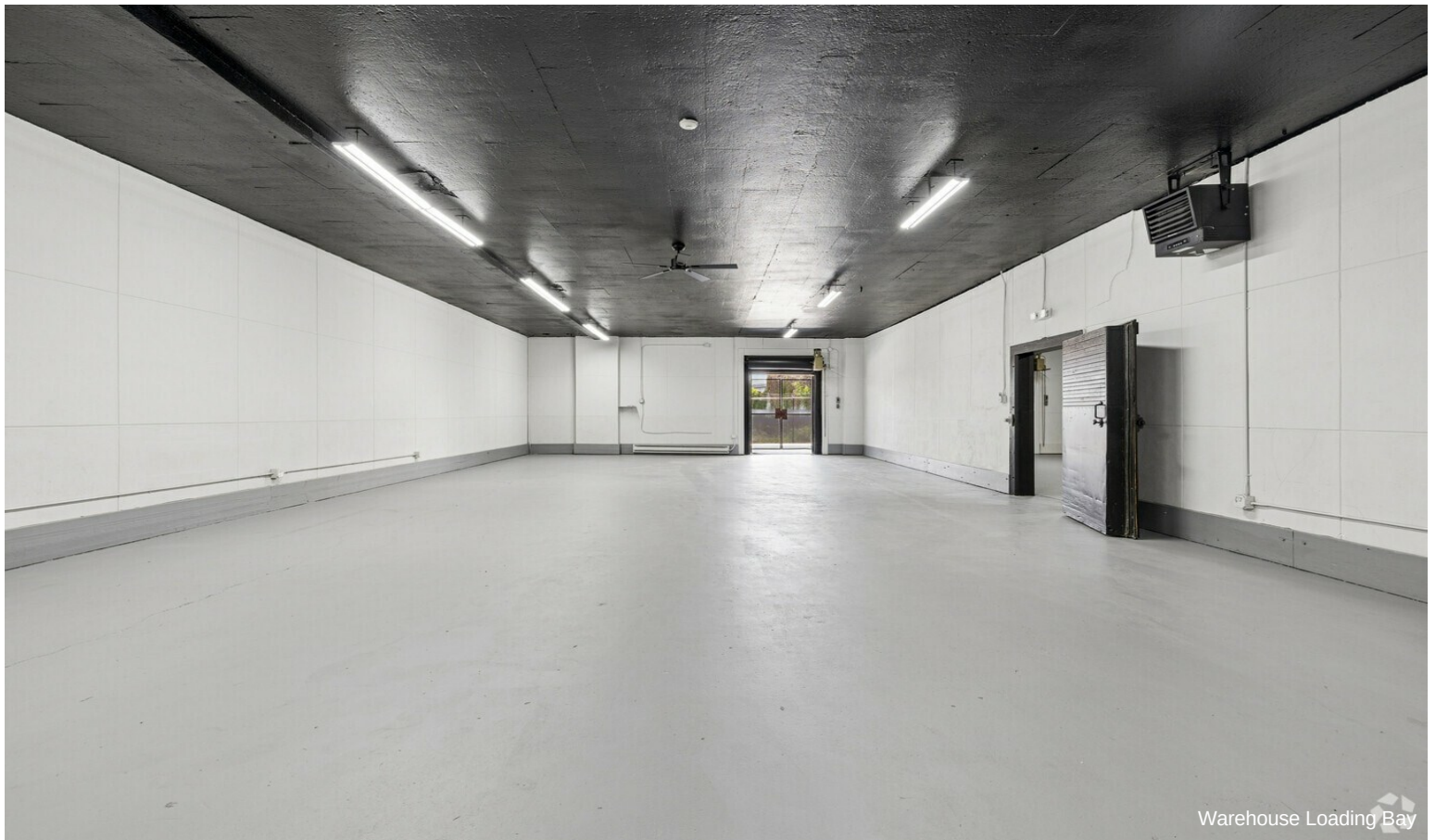
Property Photos



Property Photos



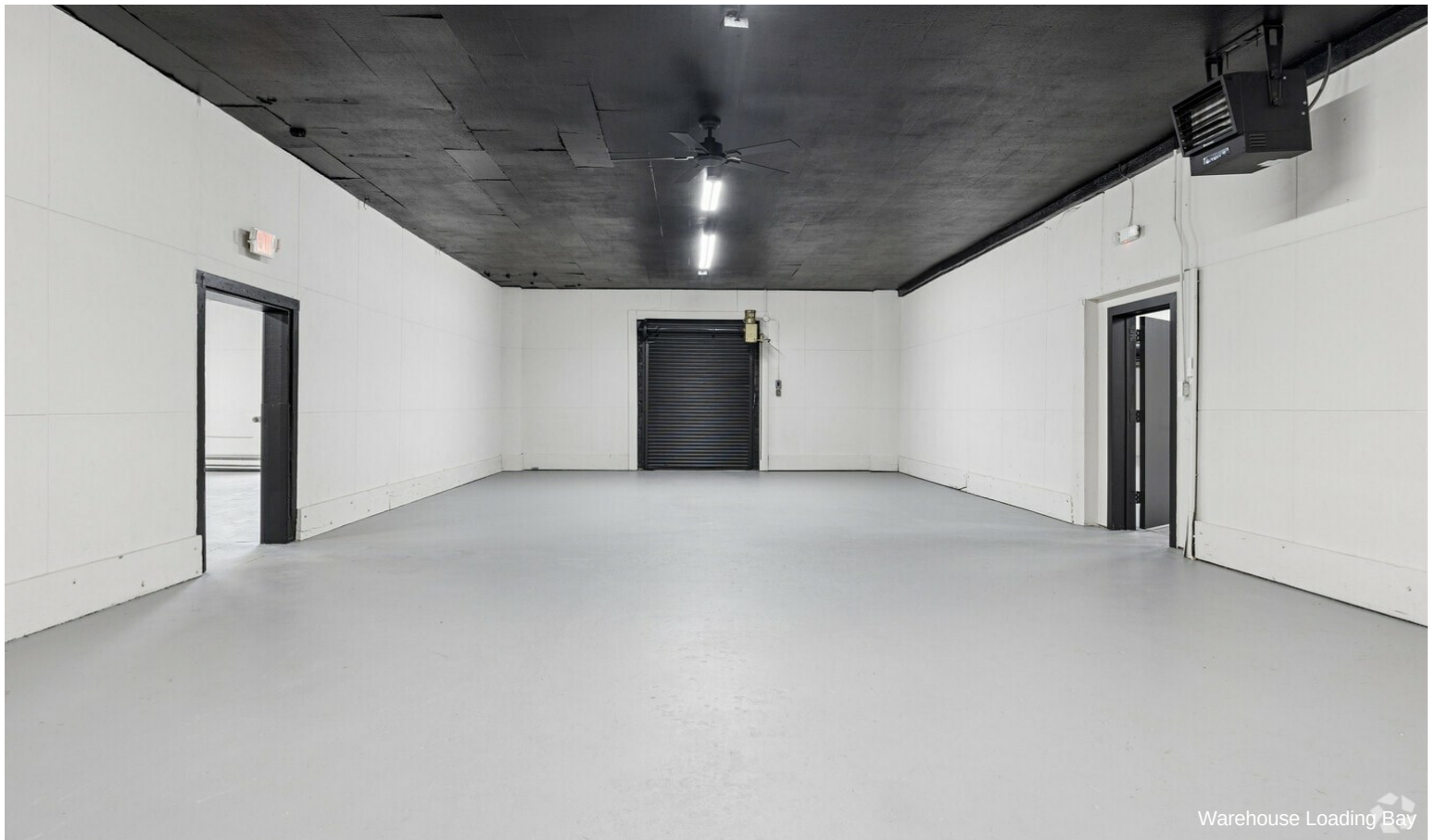
Property Photos



Property Photos

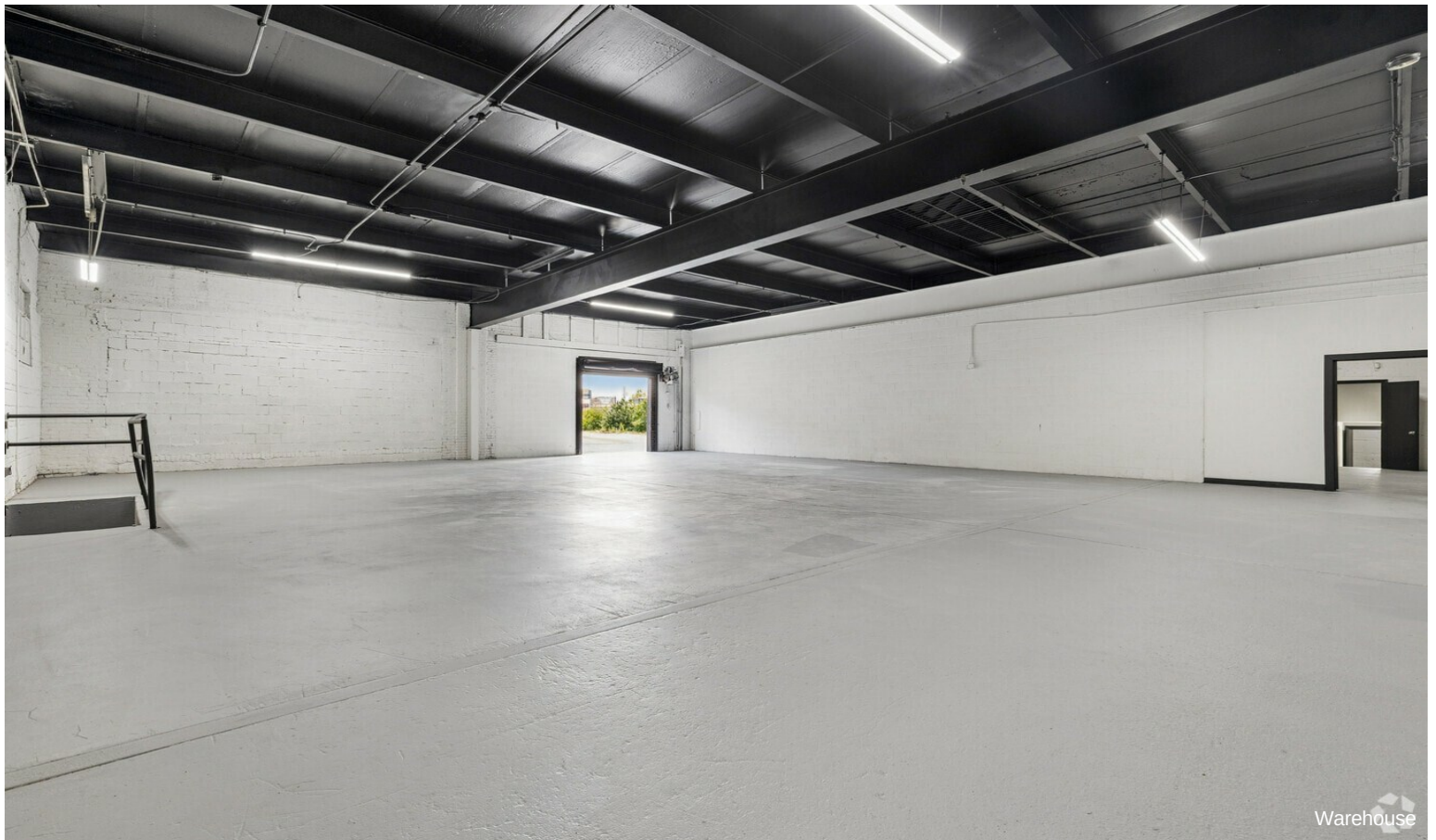


Conveyer Belt to Basement

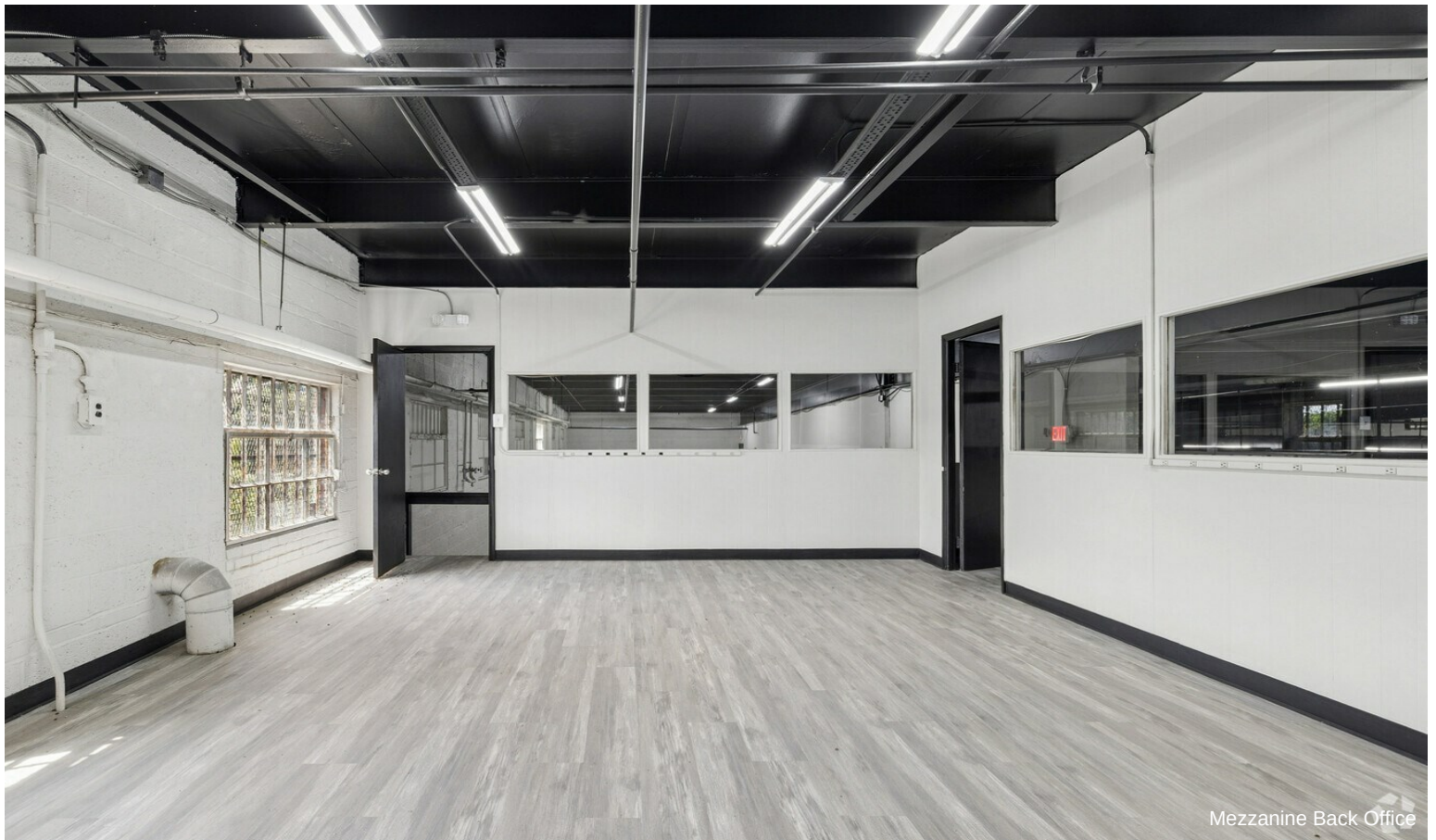
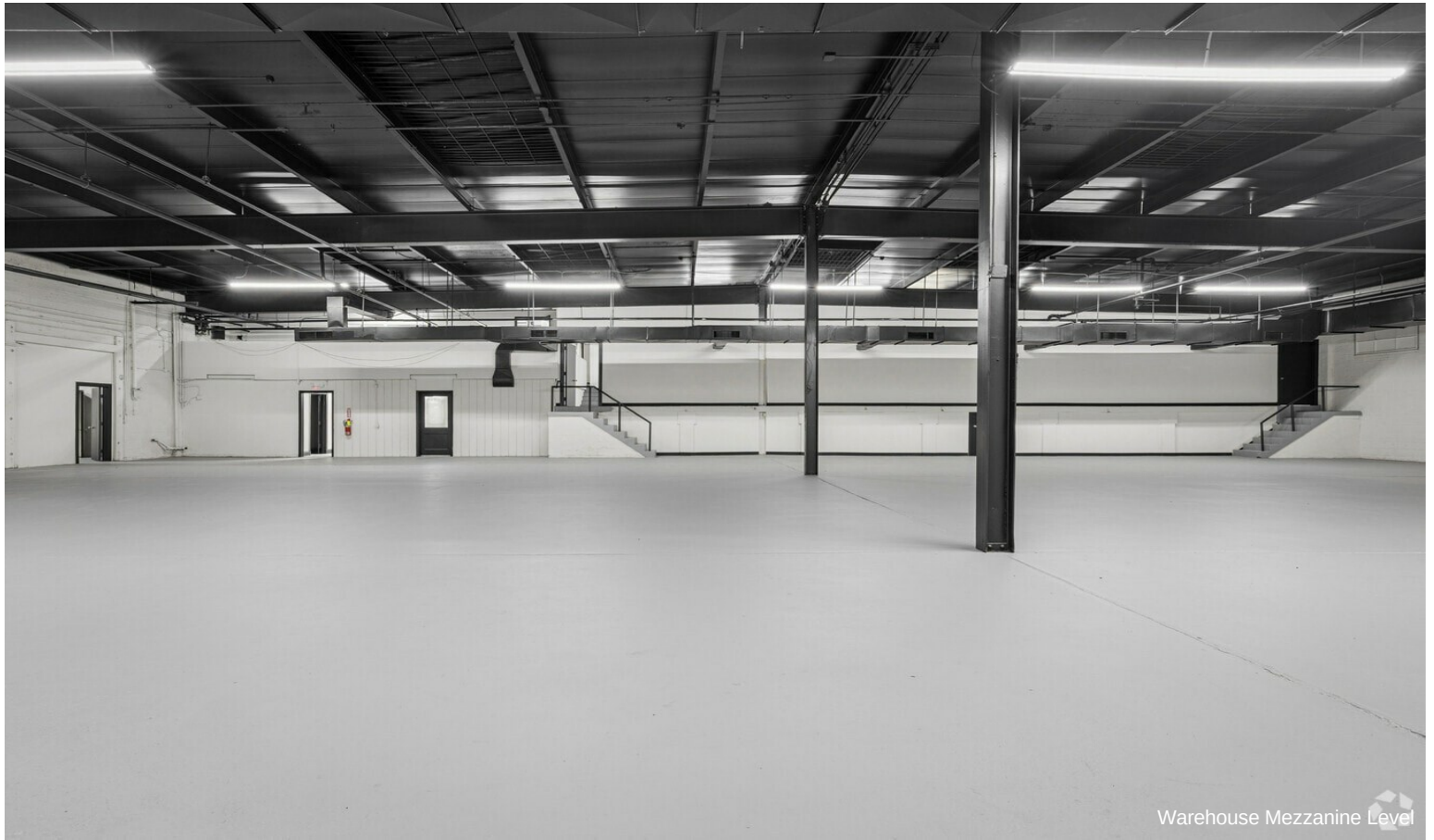


Warehouse Loading Bay

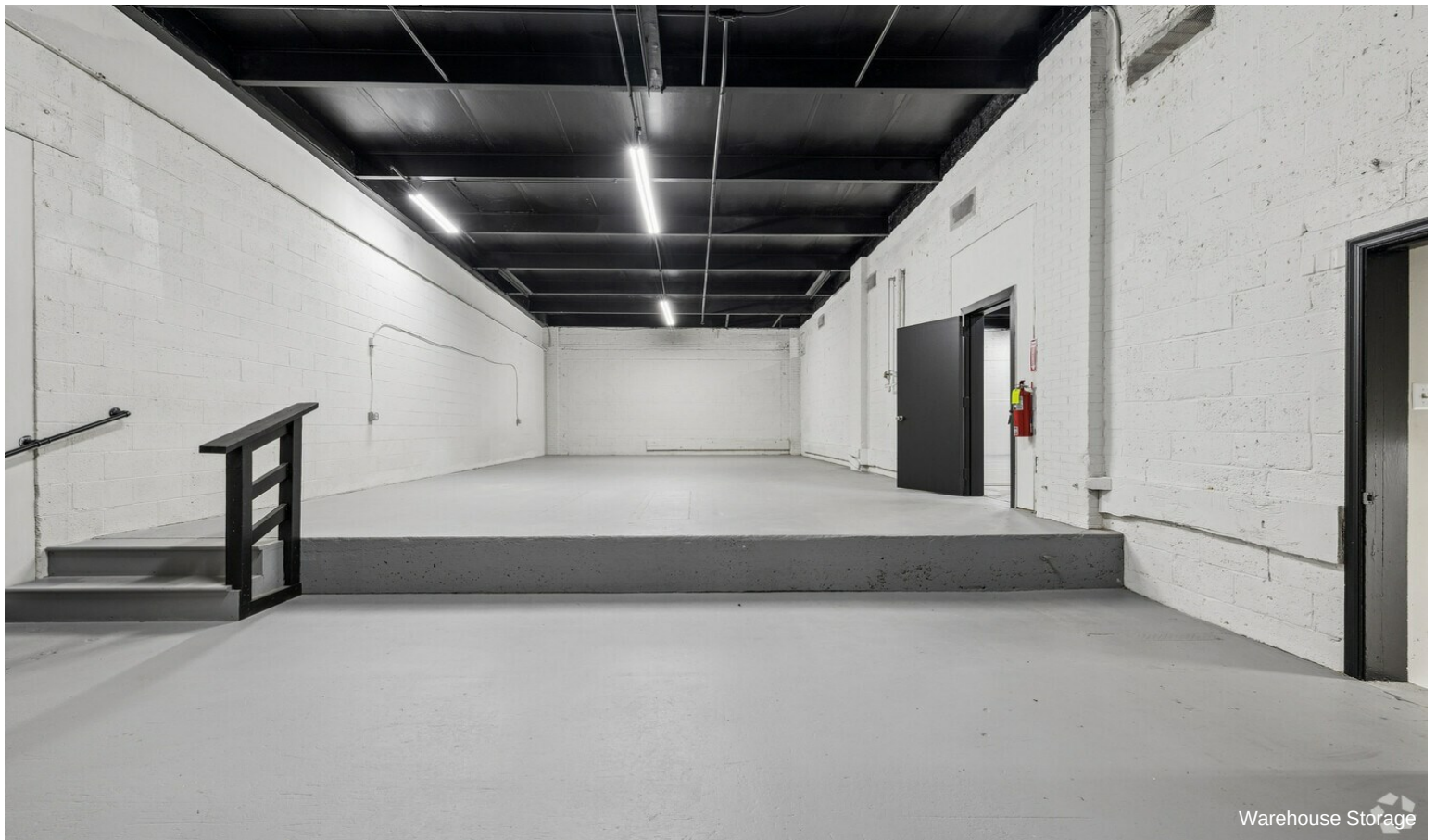
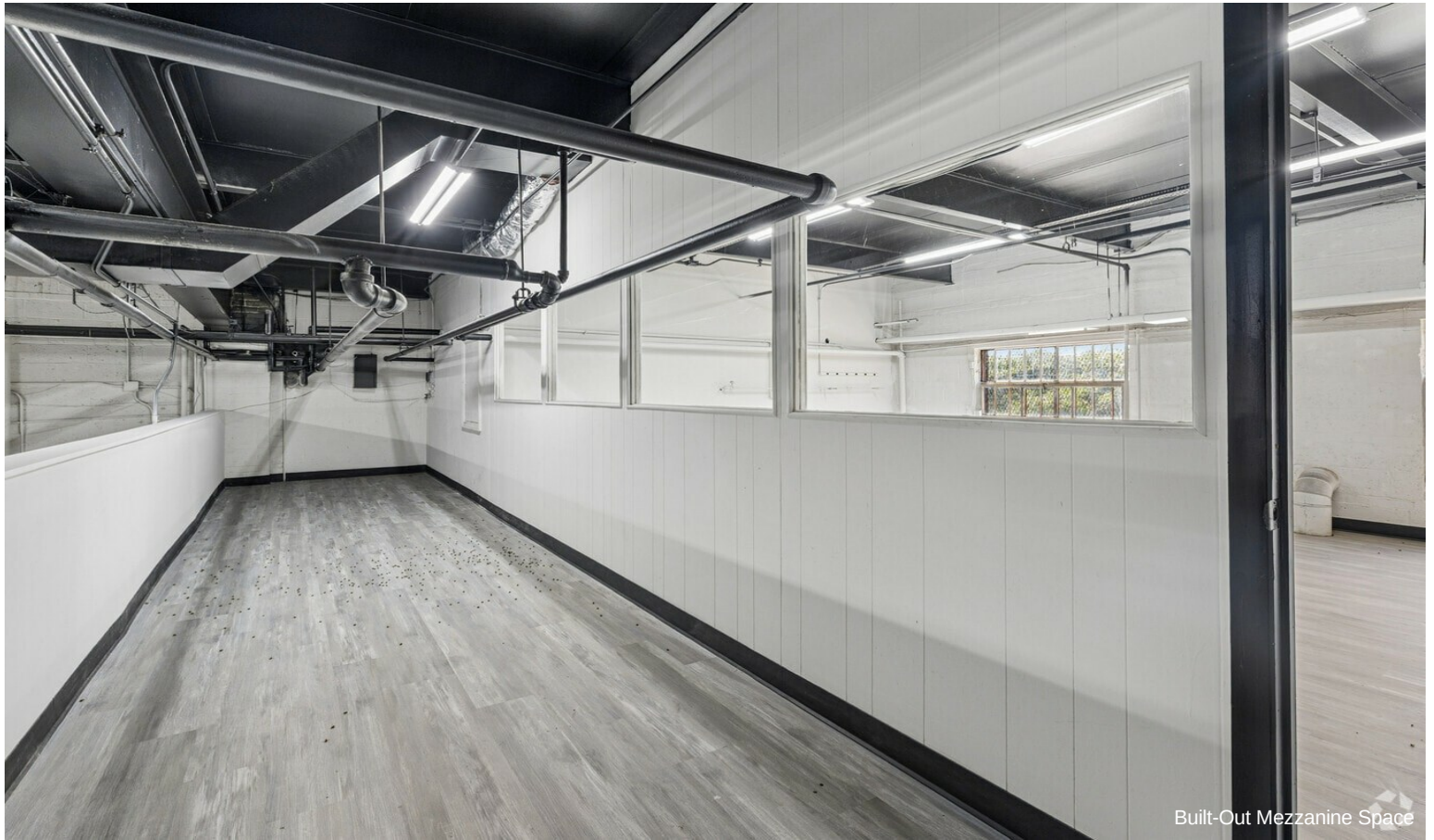
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Department of Housing And Community Development
Division of Construction And Building Inspection

No. BUSE-26-003805

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 100 FEET OF A DWELLING.

WARNING: IT IS UNLAWFUL TO CONCEAL ANY WORK UNTIL INSPECTED AND APPROVED BY THIS DEPARTMENT.

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
9	23	2219	067	7/22/2026	802

PROPERTY ADDRESS: 2810 W SARATOGA ST

APPLICANT: BALTIMORE PERMIT EXPRESS ADDR: 723 SOUTH CHARLESS ST LL1, BALTIMORE, MD 21230 PHONE: 410-710-8800

AUTHORIZED AGENT: BALTIMORE PERMIT EXPRESS ADDR: 723 S CHARLES ST LL1, BALTIMORE, MD 21230 PHONE: 410-710-8800

PROPERTY OWNER: WEST BALTIMORE HOLDINGS LLC ADDR: . . . PHONE: 000-000-0000

CONTINUE USE AS A WAREHOUSE.

FEES	QUANTITY	UNIT	FEE AMOUNT	BALANCE DUE
FEE DESCRIPTION				
Application Fee - Standard - Other Occupancies	1.00	Each	\$50.00	\$0.00
Use and Occupancy Permit	1.00	Use	\$45.00	\$0.00
Building Code Permit Tax	1.00		\$3.00	\$0.00
		TOTAL:	\$98.00	\$0.00

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HERE HAVE BEEN PAID.

U&O Certificate