

FOR **LEASE**



PULASKI HWY

**MULTIPLE
LEASING
SCENARIOS**

INDUSTRIAL WAREHOUSE WITH OUTDOOR STORAGE

1205 68TH STREET | ROSEDALE, MD 21237



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Triten
REAL ESTATE PARTNERS

HIGHLIGHTS

- » 84,086 SF \pm industrial warehouse building situated on 11.75 usable acres \pm
- » Includes 6,500 SF \pm of office space
- » Paved and fenced asphalt lot
- » On-site fueling station
- » Easy access to I-95, I-695, I-895

TOTAL BLDG. SIZE:

84,086 SF \pm

LOT SIZE:

11.75 AC \pm (USABLE)

LOADING:

13 DOCKS, 4 DRIVE INS

ZONING (CLICK FOR
PERMITTED USES)

MH IM
(MANUFACTURING, HEAVY)
[INDUSTRIAL, MAJOR DISTRICT]

OPTION 1:

ENTIRE 84,086 SF \pm BUILDING ON 11.75 AC \pm

OPTION 2:

11,000 SF \pm WAREHOUSE
WITH 3.5 AC \pm OF OUTDOOR STORAGE

OPTION 3:

73,000 SF \pm WAREHOUSE
WITH 9.0 AC \pm OF OUTDOOR STORAGE



PULASKI HWY

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United Rentals

DEJANA
Truck and Utility Equipment

SUNBELT
RENTALS

CRW
PARTS

17.68 AC TOTAL
11.75 USABLE

OPTION 3
9.00 AC ±

6,500 SF ±
OFFICE

84,086 SF ±
WAREHOUSE

11,000 SF ±
WAREHOUSE

OPTION 2
3.50 AC ±

CLEAR HEIGHT: 20' (VARIES)

LOADING DOCKS: 13

DRIVE INS: 4

SPRINKLERS: WET

POWER: 3 PHASE (HEAVY)



FUELING STATION



AVAILABLE SEPARATELY

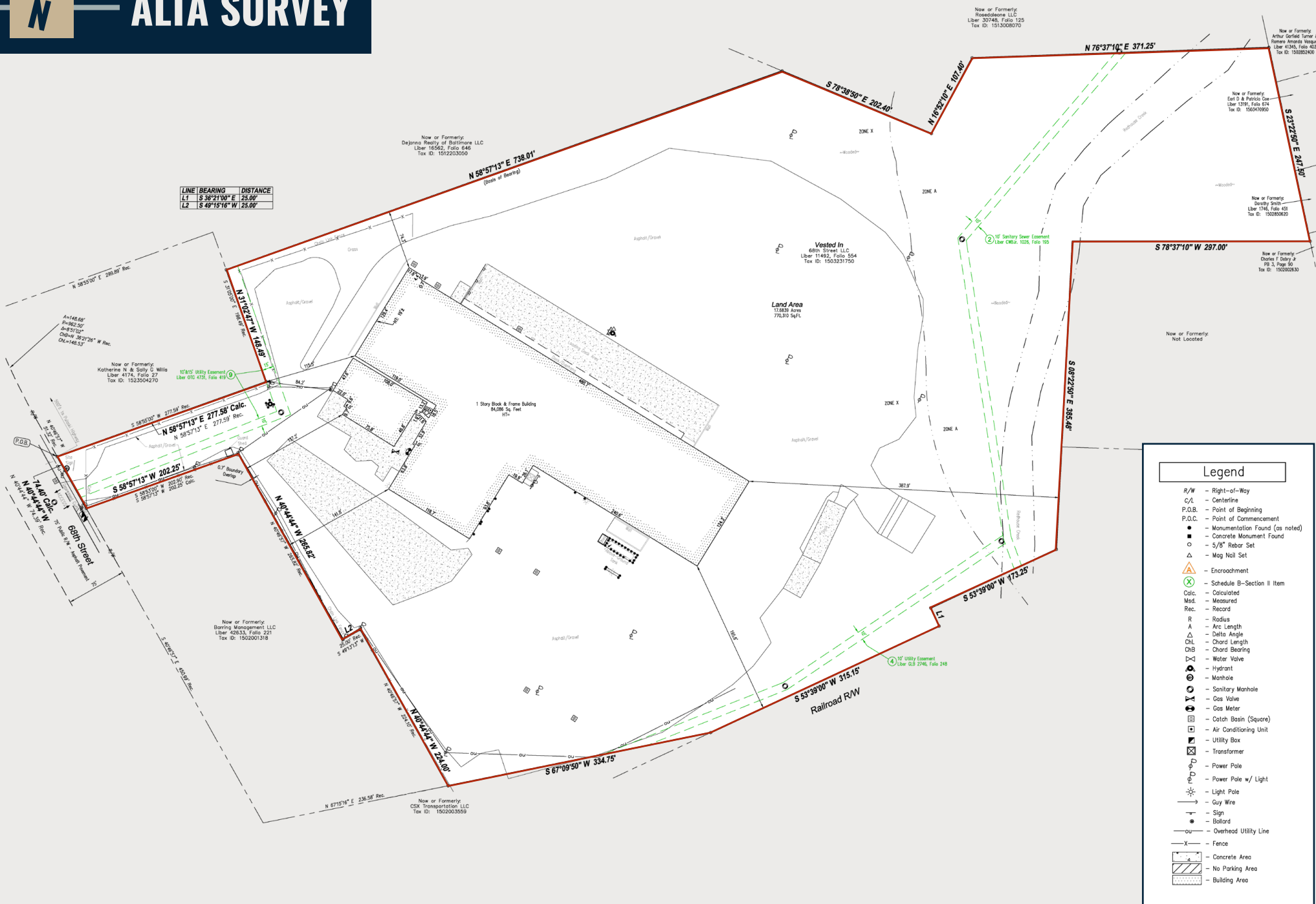
AERIAL





ALTA SURVEY

LINE	BEARING	DISTANCE
L1	S 36°21'00" E	25.00'
L2	S 49°15'16" W	25.00'





OPTION 1:

ENTIRE 84,086 SF ± ON 11.75 AC ±

OPTION 2:

**11,000 SF ±
WAREHOUSE
WITH 3.5 AC ± OF
OUTDOOR STORAGE**

OPTION 3:

**73,000 SF ±
WAREHOUSE
WITH 9.0 AC ± OF
OUTDOOR STORAGE**



LOCAL BIRDSEYE

Wawa

**Red-D-Arc
Welderentals**



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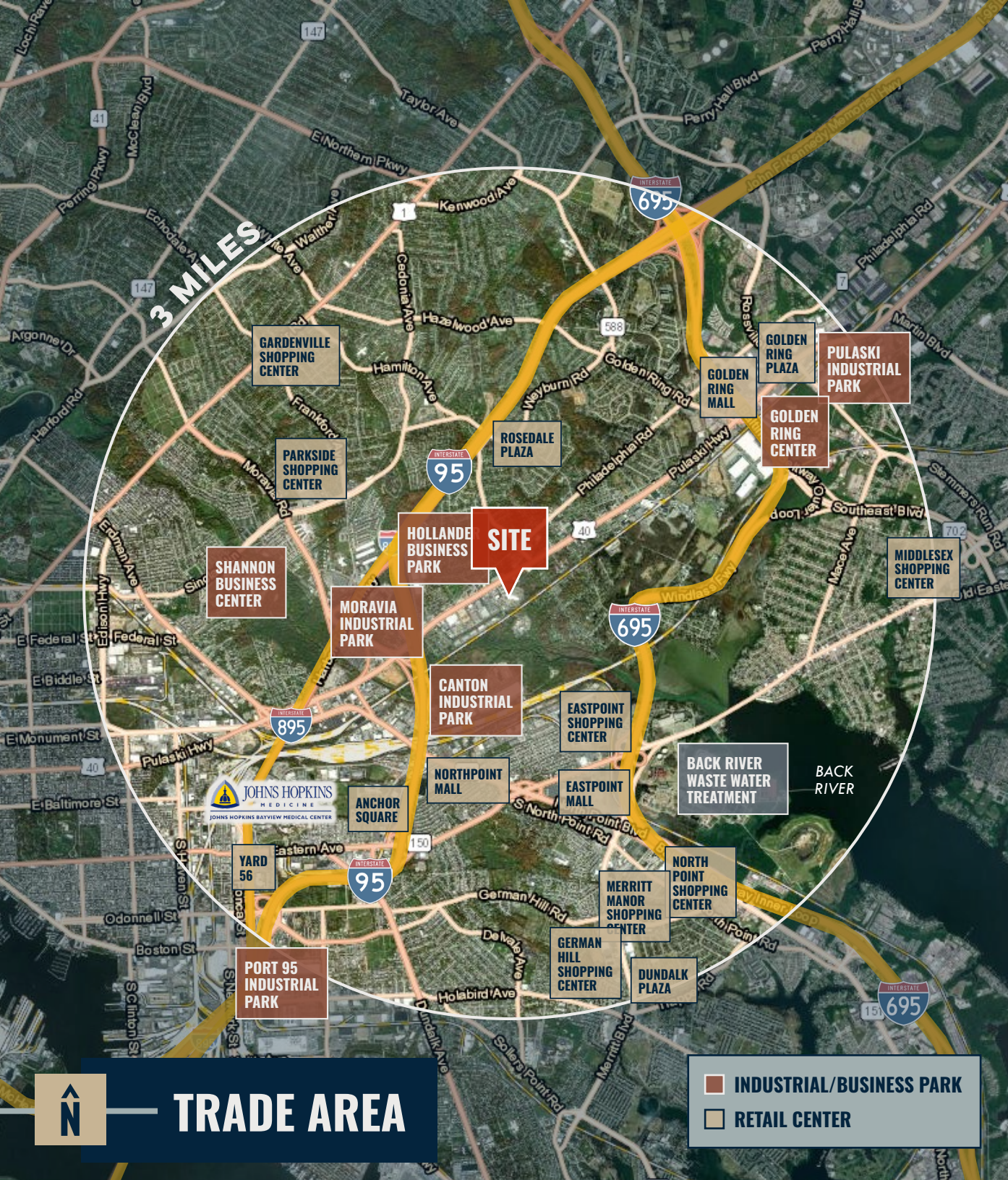


PULASKI HWY

68TH ST

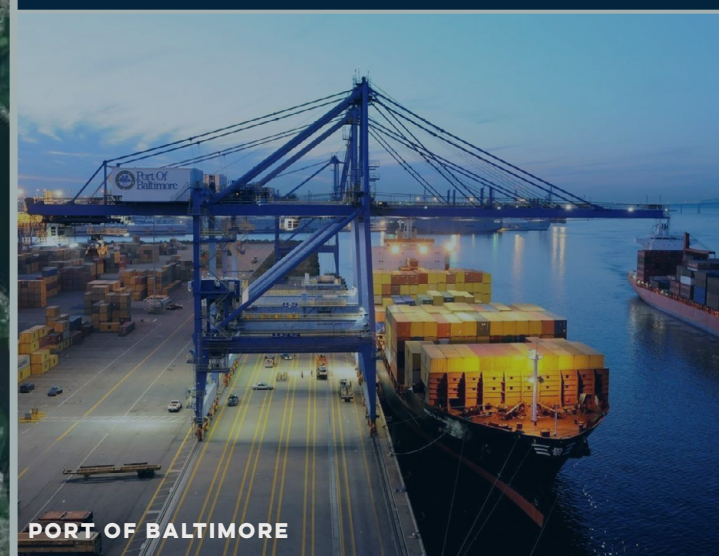


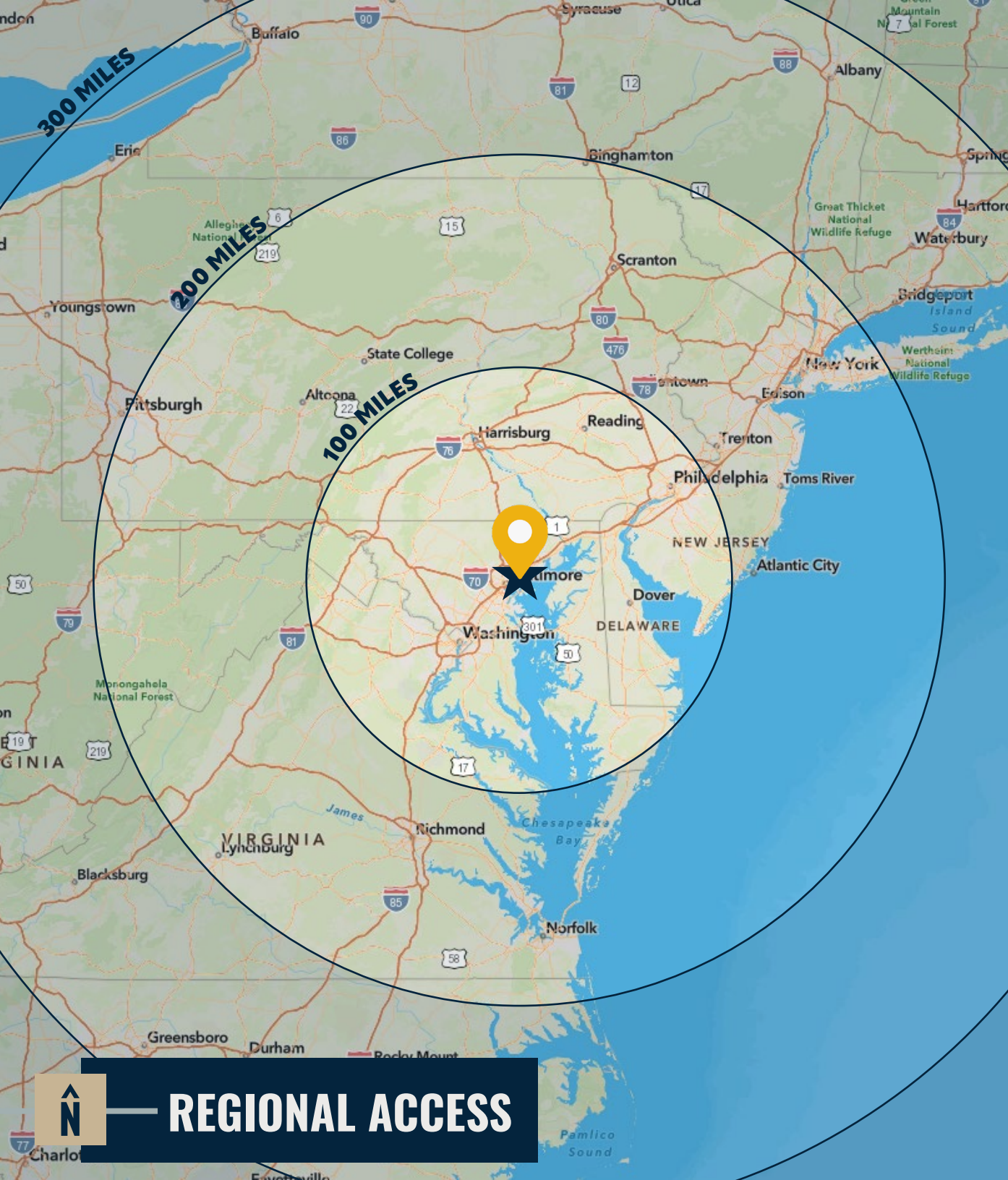
DEJANA
Truck and Utility Equipment



DRIVING DISTANCE TO...

MAJOR HIGHWAYS:	MILES:	DRIVE TIME:
I-95 S.	1.1	3 MIN.
I-95 N.	2.1	4 MIN.
I-695	2.4	4 MIN.
TRANSPORTATION POINTS OF INTEREST:		
SEAGIRT MARINE TERMINAL	6.9	13 MIN.
DUNDALK MARINE TERMINAL	7.5	14 MIN.
FAIRFIELD MARINE TERMINAL	8.9	14 MIN.
BWI AIRPORT	16.3	17 MIN.





REGIONAL ACCESS

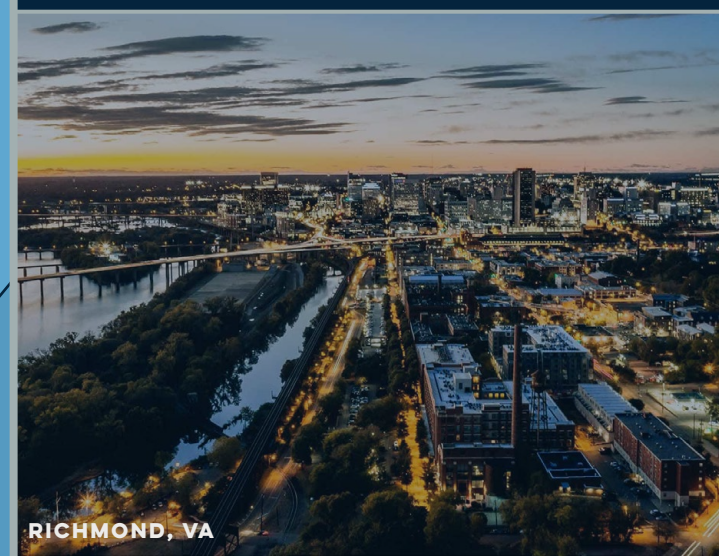


WASHINGTON, DC



DRIVING DISTANCE TO...

MAJOR HIGHWAYS:	MILES:	DRIVE TIME:
BALTIMORE, MD	5.3	15 MIN.
ANNAPOLIS, MD	34.3	38 MIN.
WASHINGTON, DC	45.2	1 HR. 0 MIN.
PHILADELPHIA, PA	96.4	1 HR. 30 MIN.
RICHMOND, VA	164.0	2 HRS. 30 MIN.
NEW YORK, NY	182.0	2 HRS. 50 MIN.
PITTSBURGH, PA	254.0	3 HRS. 50 MIN.
NORFOLK, VA	257.0	3 HRS. 55 MIN.



RICHMOND, VA



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