



WAREHOUSE BUILDING

3501 PULASKI HIGHWAY | BALTIMORE, MARYLAND 21224

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 40,895 SF ± industrial building, ideal for most warehouse and manufacturing users
 - 30,000 SF ± at 19' clear
 - 10,000 SF ± 2nd level warehouse
- I-2 (General Industrial District) zoning, which is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses including outdoor storage of materials
- Easy access to major highways I-95 and I-895
- Close proximity to the Port of Baltimore

BLDG. SIZE:	40,895 SF ±	LOT SIZE:	.809 AC ±
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SPRINKLERS:	WET	CLR. HEIGHT:	19' ±
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POWER:	1,200 AMP, 3 PHASE
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LOADING DOCKS:	2 INTERIOR DOCK POSITIONS
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DRIVE INS:	1 (10' W x 12' H)
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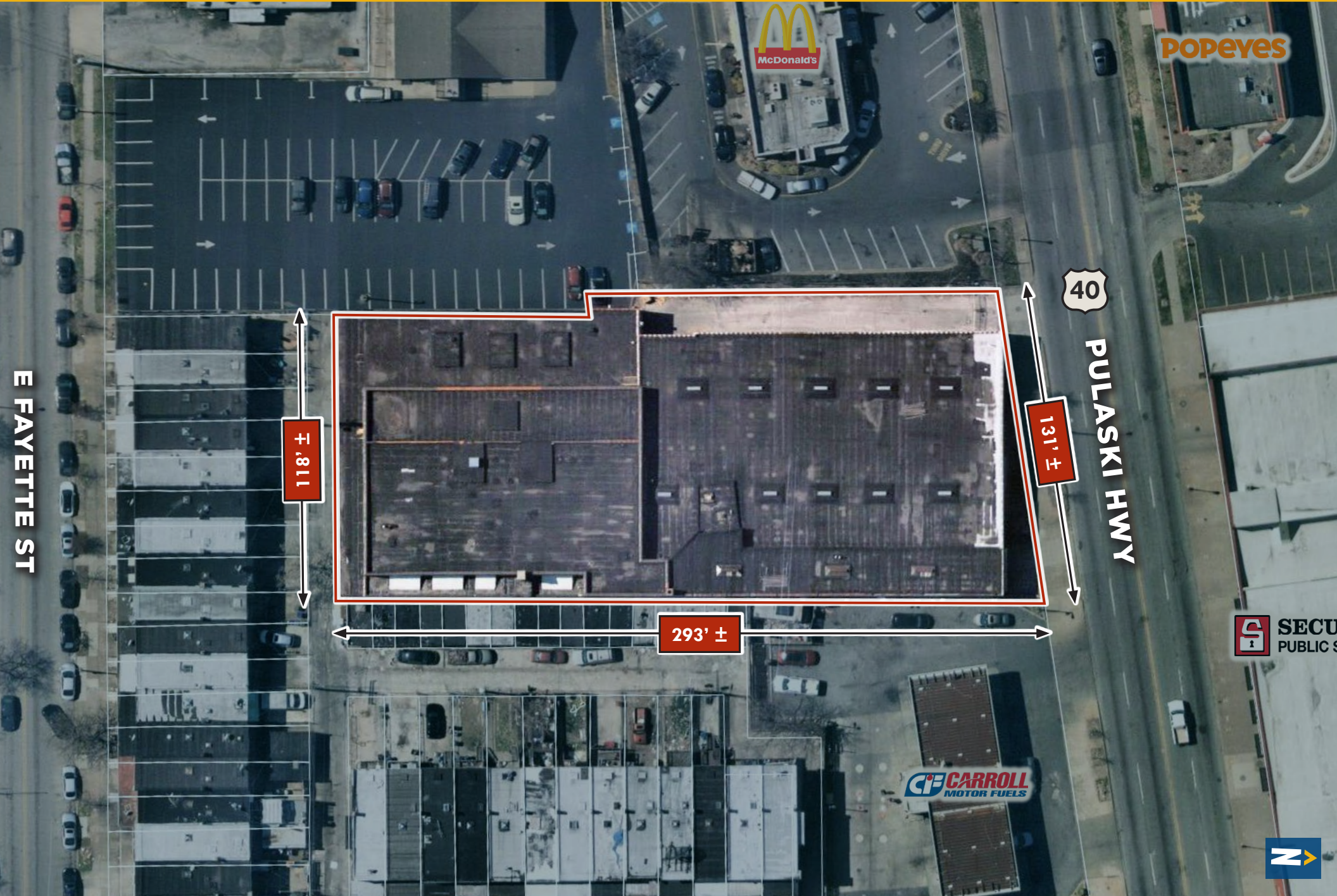
ZONING:	I-2 (GENERAL INDUSTRIAL DISTRICT)
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PARKING:	10 SURFACE SPACES
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SALE PRICE:	\$2,950,000
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AERIAL / PROPERTY OUTLINE



POPEYES



PULASKI HWY

± 811

293' ±

131' ±

E FAYETTE ST

SECURITY PUBLIC S



LOCAL BIRDSEYE



PATTERSON PARK

ELLWOOD PARK



SITE

HIGHLANDS AVE

E FAYETTE ST

PULASKI HWY

40

N CONKLING ST



LOCAL BIRDSEYE



SH BELCO

SCHUSTER
CONCRETE

GraybaR

BROADWAY
SERVICES INC.

FERGUSON

R S I

LifeStorage

AutoZone

Coca-Cola

TENAX

BURGER KING

SIMS METAL

DUNKIN'

DOLLAR GENERAL

U-HAUL

NATIONAL LUMBER CO.

MCELDERRY ST

MCELDERRY ST

SECURITY
PUBLIC STORAGE

POPEYES

McDonald's

CARROLL
MOTOR FUELS

SITE

PULASKI HWY

N CONKLING ST

E FAYETTE ST

40

HIGHLANDS AVE

895

40



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 895
1.2 MILES
3 MIN. DRIVE

INTERSTATE 95
2.7 MILES
7 MIN. DRIVE

INTERSTATE 83
2.2 MILES
8 MIN. DRIVE

PORT OF BALTIMORE
3.8 MILES
14 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
14.4 MILES
17 MIN. DRIVE

BALTIMORE, MD
2.5 MILES
10 MIN.

WASHINGTON, DC
43.5 MILES
1 HR. 2 MIN.

PHILADELPHIA, PA
99.1 MILES
1 HR. 35 MIN.



FOR MORE INFO **CONTACT:**



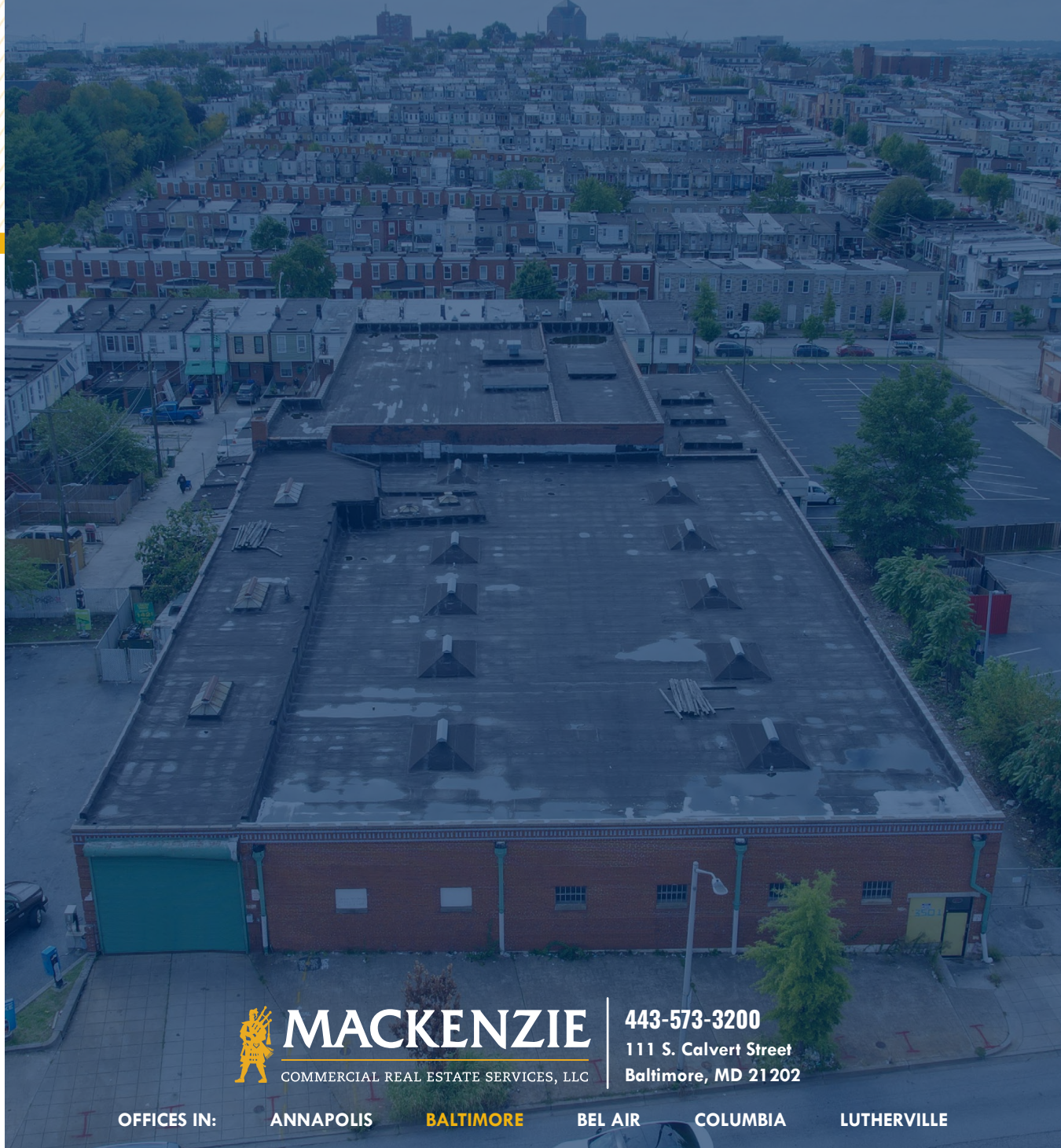
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OFFICES IN: **ANNAPOLIS** **BALTIMORE** **BEL AIR** **COLUMBIA** **LUTHERVILLE**

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