



FOR **SALE**

INDUSTRIAL WAREHOUSE + OFFICE

415 PULASKI HIGHWAY | JOPPATOWNE, MARYLAND 21085

WITH **OUTDOOR
STORAGE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

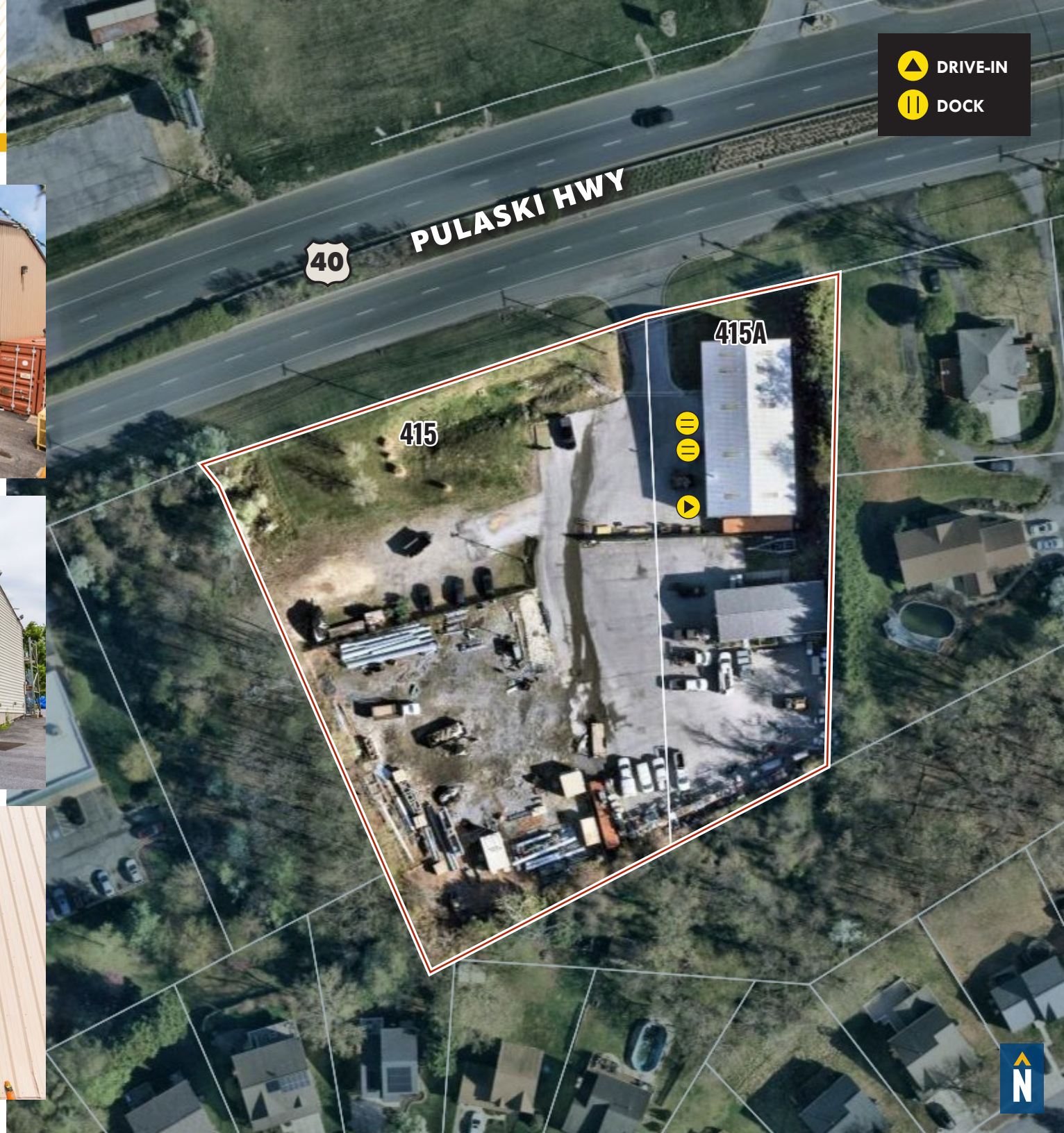
HIGHLIGHTS:

- Warehouse and office building (8,040 SF $\pm$ total)
- 2.2 acres $\pm$, partially fenced and lit
- Significant outside storage/yard area
- 27' $\pm$ clear height
- Clear-span warehouse
- Multiple loading configurations
- 14'x14' loading doors
- Frontage/location along Pulaski Highway/Rt. 40

BUILDING SIZES:	5,000 SF $\pm$ (WAREHOUSE)
	3,040 SF $\pm$ (OFFICE)
LOT SIZE:	2.2 ACRES $\pm$ (2 PARCELS)
CLEAR HEIGHT:	27' $\pm$ (WAREHOUSE)
DOCKS:	2 (14' W x 14' H)
DRIVE-INS:	1 (14' W x 14' H)
ZONING:	B3 (GENERAL BUSINESS DISTRICT)
SALE PRICE:	NEGOTIABLE



AERIAL



INTERIOR PHOTOS



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:

40 0 MILES
0 MIN. DRIVE

95 1.8 MILES
5 MIN. DRIVE

695 9.8 MILES
14 MIN. DRIVE

PORT OF BALTIMORE
18.9 MILES
24 MIN. DRIVE
(SEAGIRT MARINE TERMINAL)

BWI
27.9 MILES
30 MIN. DRIVE
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT

BALTIMORE, MD 23.0 MILES
28 MIN.

WASHINGTON, DC 56.7 MILES
1 HR. 0 MIN.

PHILADELPHIA, PA 83.8 MILES
1 HR. 20 MIN.

RICHMOND, VA 167.0 MILES
2 HRS. 30 MIN.



FOR MORE INFO **CONTACT:**



ALTON CURRY
REAL ESTATE ADVISOR

443.841.9780
ACURRY@mackenziecommercial.com



ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881
AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203
MCURRAN@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200
111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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