

FOR SALE

Baltimore City, Maryland

WAREHOUSE BUILDING

6608 QUAD AVENUE | ROSEDALE, MD 21237

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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BUILDING SIZE

14,758 sf ±
(Existing office approx. 2,500 sf ±)

LOT SIZE

1.02 Acres ±

ZONING

I-2 (General Industrial District)

This district is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses.

LOADING

2 dock doors

POWER

3 phase

CLEAR HEIGHT

11' ±

HIGHLIGHTS

- ▶ Excellent Owner/User opportunity
- ▶ Superior and easy access to I-95, I-895, I-695 and Route 40



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AERIAL

6608 QUAD AVENUE | ROSEDALE, MARYLAND 21237



FLOODPLAIN ZONE 'X'
(SMALL MINIMUM HAZARD AREA)

QUAD AVE

151
NORTH POINT RD

pp peabodypress



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FOR SALE

Baltimore City, Maryland

LOCAL BIRDSEYE

6608 QUAD AVENUE | ROSEDALE, MARYLAND 21237



FOR SALE



Baltimore City, Maryland

LOCAL BIRDSEYE

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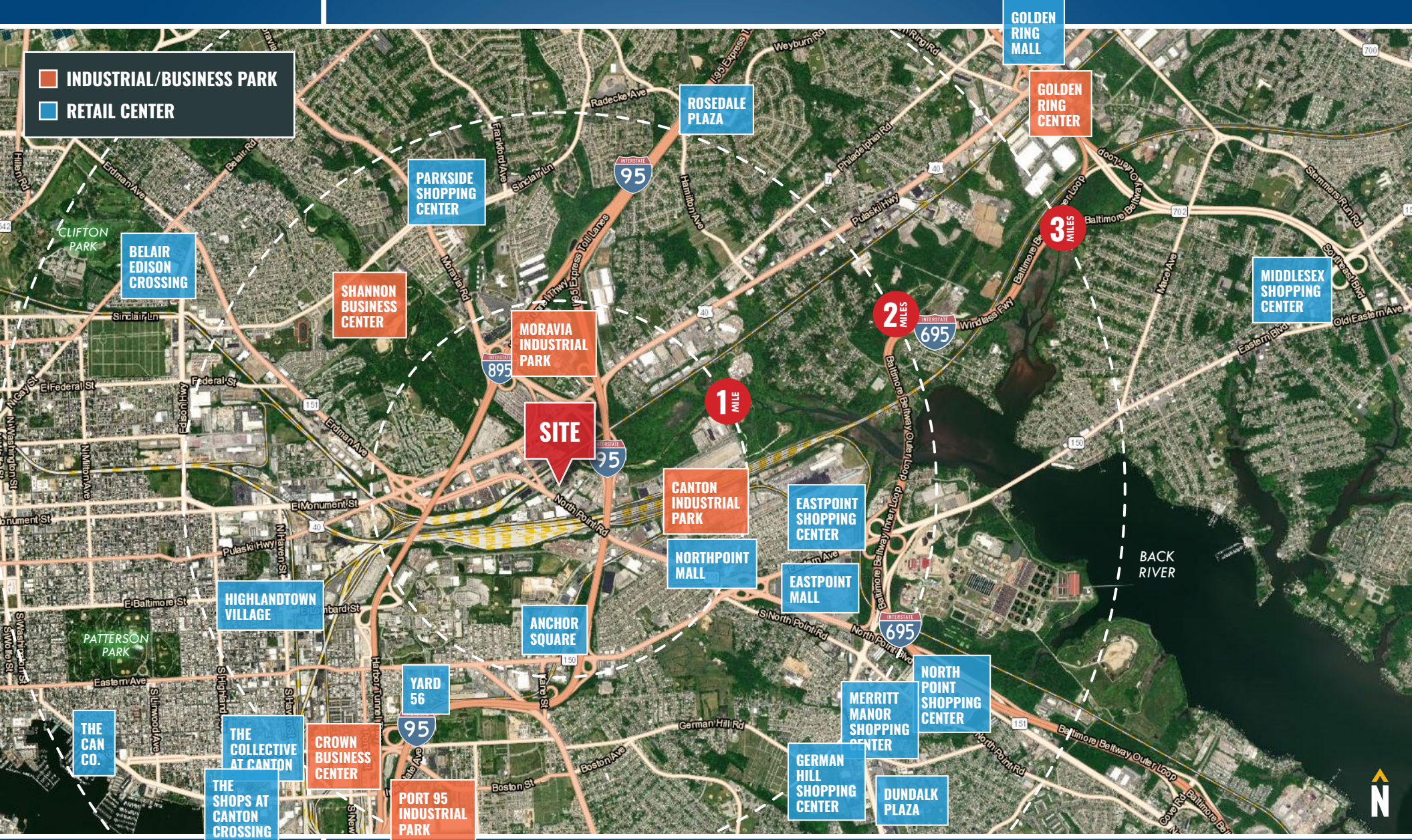


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TRADE AREA

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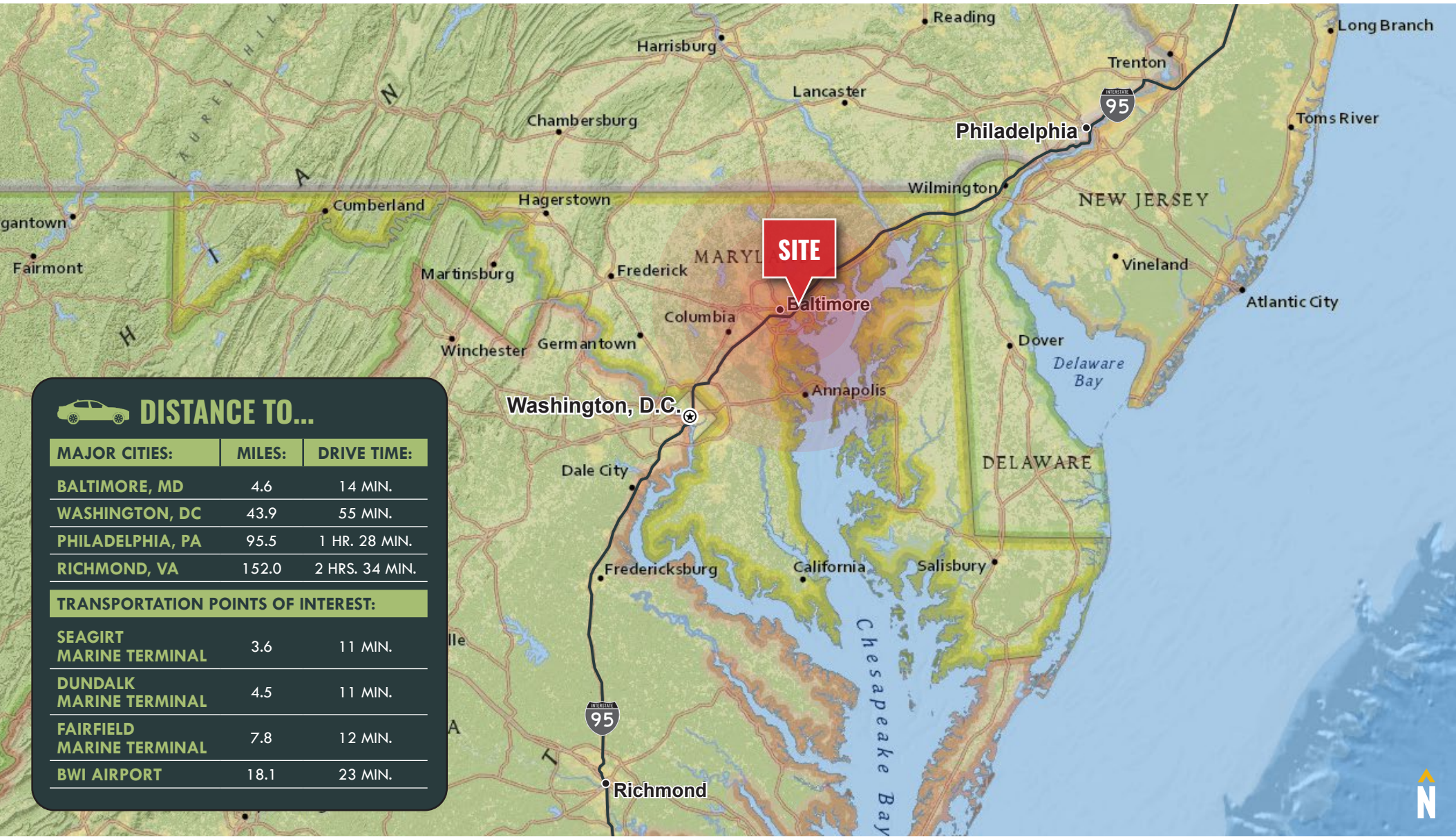


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LOCATION

6608 QUAD AVENUE | ROSEDALE, MARYLAND 21237



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	4.6	14 MIN.
WASHINGTON, DC	43.9	55 MIN.
PHILADELPHIA, PA	95.5	1 HR. 28 MIN.
RICHMOND, VA	152.0	2 HRS. 34 MIN.
TRANSPORTATION POINTS OF INTEREST:		
SEAGIRT MARINE TERMINAL	3.6	11 MIN.
DUNDALK MARINE TERMINAL	4.5	11 MIN.
FAIRFIELD MARINE TERMINAL	7.8	12 MIN.
BWI AIRPORT	18.1	23 MIN.





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