



# FLEX/WAREHOUSE SPACE

706A PULASKI HIGHWAY | JOPPA, MARYLAND 21085

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Single story flex/warehouse building
- One (1) oversized drive-in door (12 ft.)
- Easy access to Route 40/Pulaski Highway, Route 152/Mountain Road and I-95
- Amenity-rich Route 40 corridor

AVAILABLE:

SUITES 6/7: 2,431 SF ±  
WAREHOUSE: 1,506 SF ±  
OFFICE: 925 SF ±

OCCUPANCY:

IMMEDIATE

BUILDING SIZE:

18,250 SF ±

LOT SIZE:

1.12 ACRES ±

LOADING:

1 DRIVE-IN DOOR (OVERSIZED)

TRAFFIC COUNT:

25,911 AADT (PULASKI HWY)

ZONING:

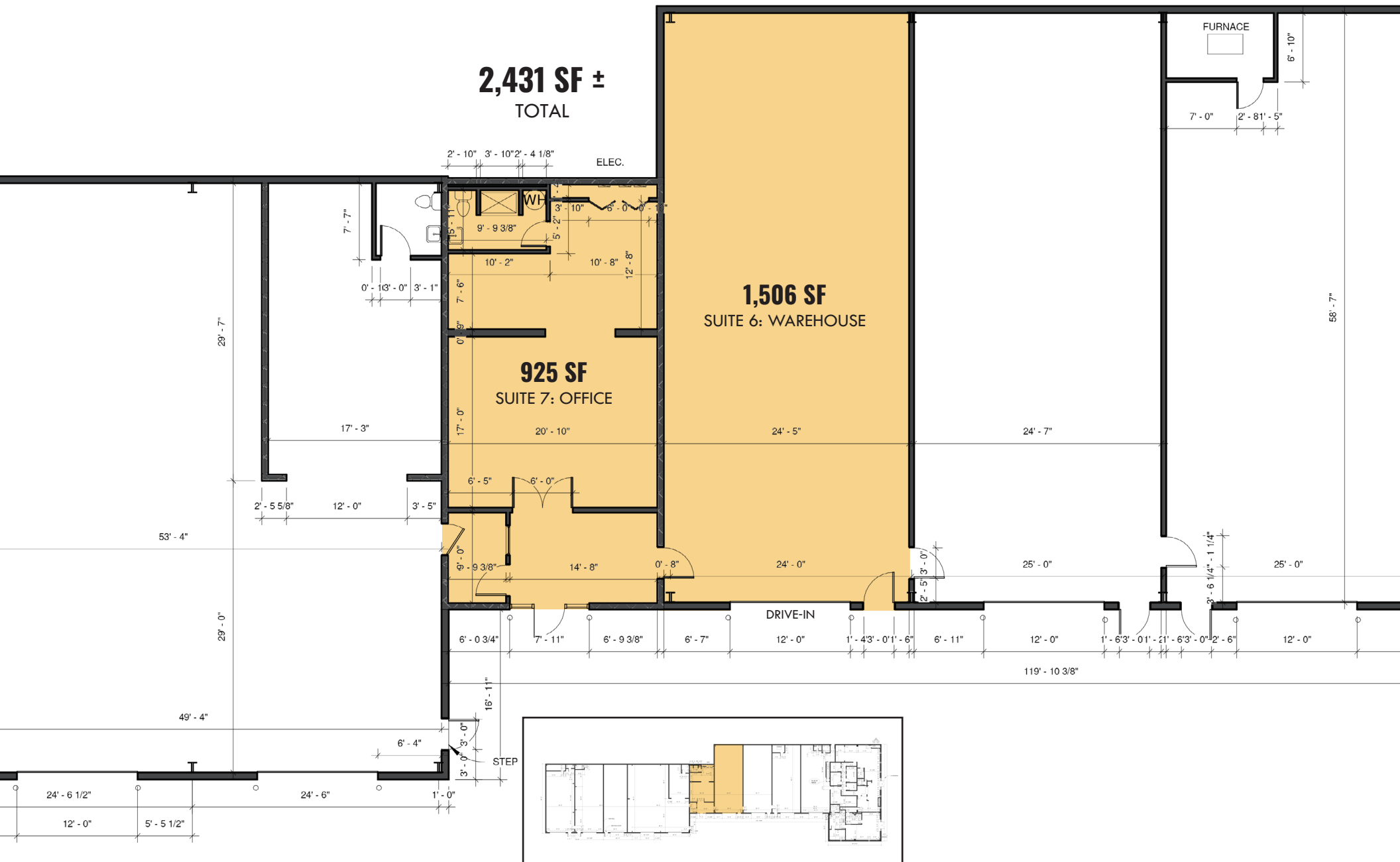
CI (COMMERCIAL INDUSTRIAL DISTRICT)

RENTAL RATE:

NEGOTIABLE

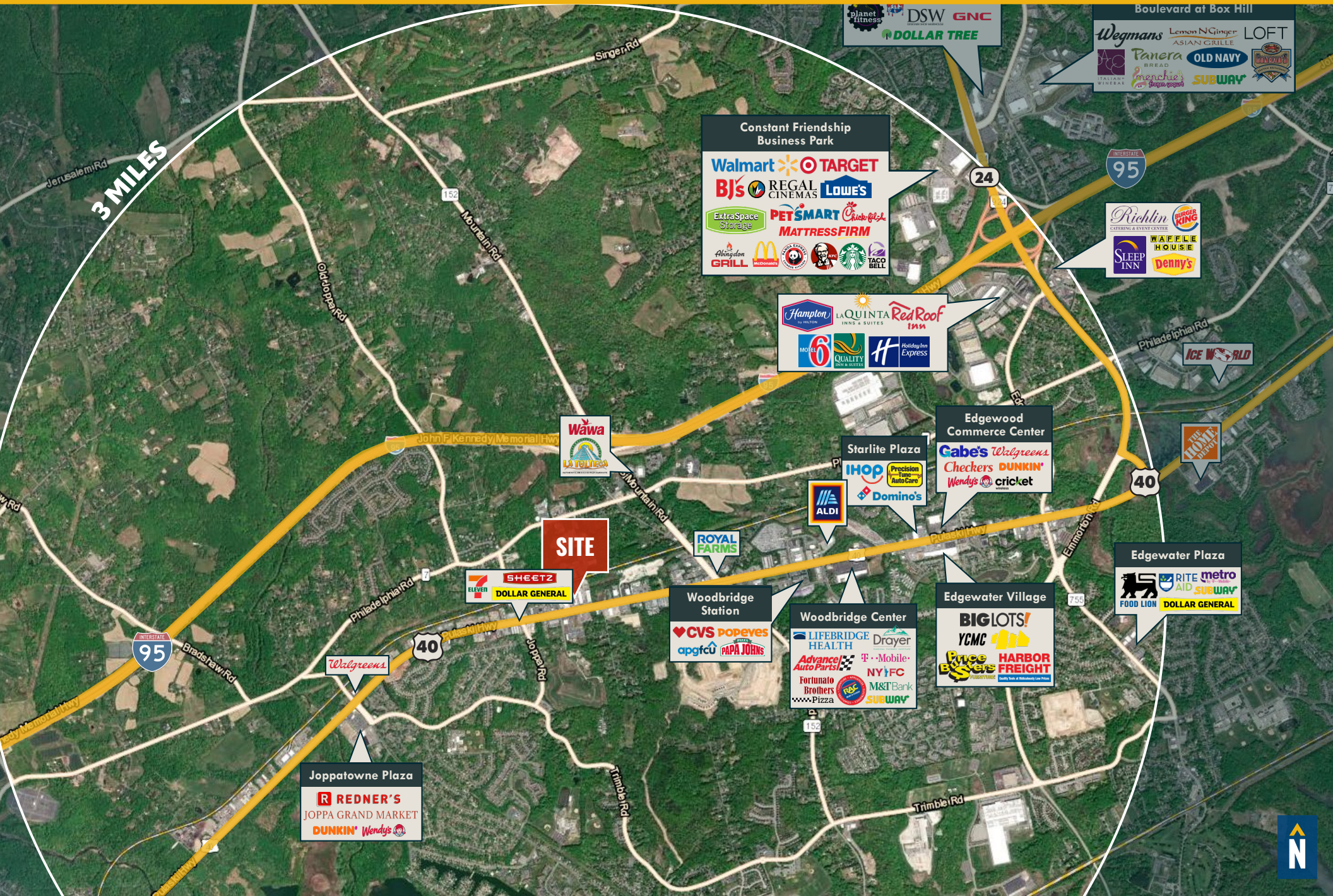


# FLOOR PLAN





# MARKET AERIAL





# FOR MORE INFO **CONTACT:**



## **MIKE RUOCCO**

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



## **MACKENZIE**

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