

FOR SALE

Baltimore County, MD

BALTIMORE



1.74
ACRES ±

66TH ST

Coming Soon!
Wawa

PULASKI HWY



INDUSTRIAL LAND

7503 PULASKI HIGHWAY
ROSEDALE, MARYLAND 21237

FOR SALE

Baltimore County, MD

INDUSTRIAL LAND

7503 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237

AVAILABLE

1.74 Acres ±

ZONING

ML IM (Manufacturing, Light)
[Industrial, Major District]

TRAFFIC COUNT

45,220 AADT (Pulaski Hwy/Rt. 40)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ 1.74 acre site located just off of Pulaski Highway (Rt. 40)
- ▶ Flat and graded with all utilities stubbed and readily available
- ▶ Directly behind a new Wawa gas/convenience store
- ▶ Just off a signalized intersection
- ▶ Easy access to I-95, I-895, I-695
- ▶ 20 min. drive to Downtown Baltimore and 15 min. drive to the Port of Baltimore (Dundalk and Seagirt Terminals)



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AERIAL

7503 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237



FOR SALE

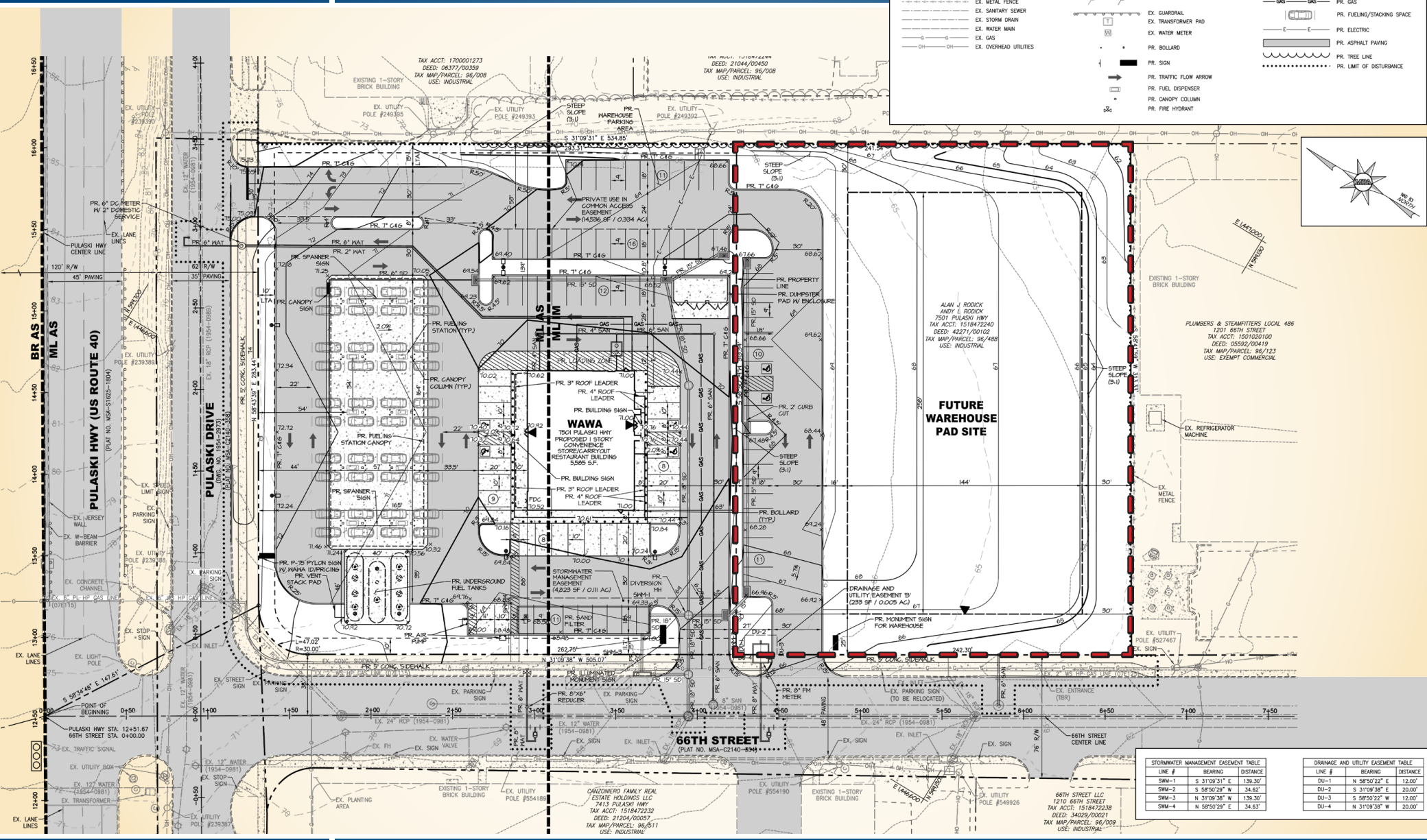
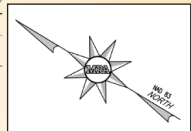
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SITE PLAN

7503 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237

LEGEND

	EX. PROPERTY BOUNDARY LINE		EX. TREE LINE		PR. BUILDING
	EX. ADJACENT PROPERTY LINE		EX. WATER VALVE		PR. CONCRETE
	EX. RIGHT OF WAY LINE		EX. FIRE HYDRANT		PR. CURB & GUTTER
	EX. ZONING LINE		EX. SIGN		PR. 1' CONTOUR
	EX. 1' CONTOUR		EX. FLAG POLE		PR. 2' CONTOUR
	EX. 2' CONTOUR		EX. STORM DRAIN INLET		PR. 10' CONTOUR
	EX. 10' CONTOUR		EX. STORM DRAIN MANHOLE		PR. SANITARY SEWER
	EX. EDGE OF PAVEMENT		EX. STORM DRAIN MANHOLE		PR. STORM DRAIN
	EX. CURB		EX. SANITARY SEWER MANHOLE		PR. WATER MAIN
	EX. WALL		EX. UTILITY POLE		PR. GAS
	EX. METAL FENCE		EX. GUARDRAIL		PR. FUELING/STACKING SPACE
	EX. SANITARY FENCE		EX. TRANSFORMER PAD		PR. ASPHALT PAVING
	EX. STORM DRAIN		EX. WATER METER		PR. TREE LINE
	EX. WATER MAIN		PR. BOLLARD		PR. LIMIT OF DISTURBANCE
	EX. GAS		PR. SIGN		
	EX. OVERHEAD UTILITIES		PR. TRAFFIC FLOW ARROW		
			PR. FUEL DISPENSER		
			PR. CANOPY COLUMN		
			PR. FIRE HYDRANT		



STORMWATER MANAGEMENT EASEMENT TABLE			DRAINAGE AND UTILITY EASEMENT TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
SMW-1	S 31°09'31" E	139.30'	DU-1	N 8°50'22" E	12.00'
SMW-2	S 58°50'29" W	34.62'	DU-2	S 31°09'38" E	20.00'
SMW-3	N 31°09'38" W	139.30'	DU-3	S 58°50'22" W	12.00'
SMW-4	N 58°50'29" E	34.63'	DU-4	N 31°09'38" W	20.00'

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BIRDSEYE

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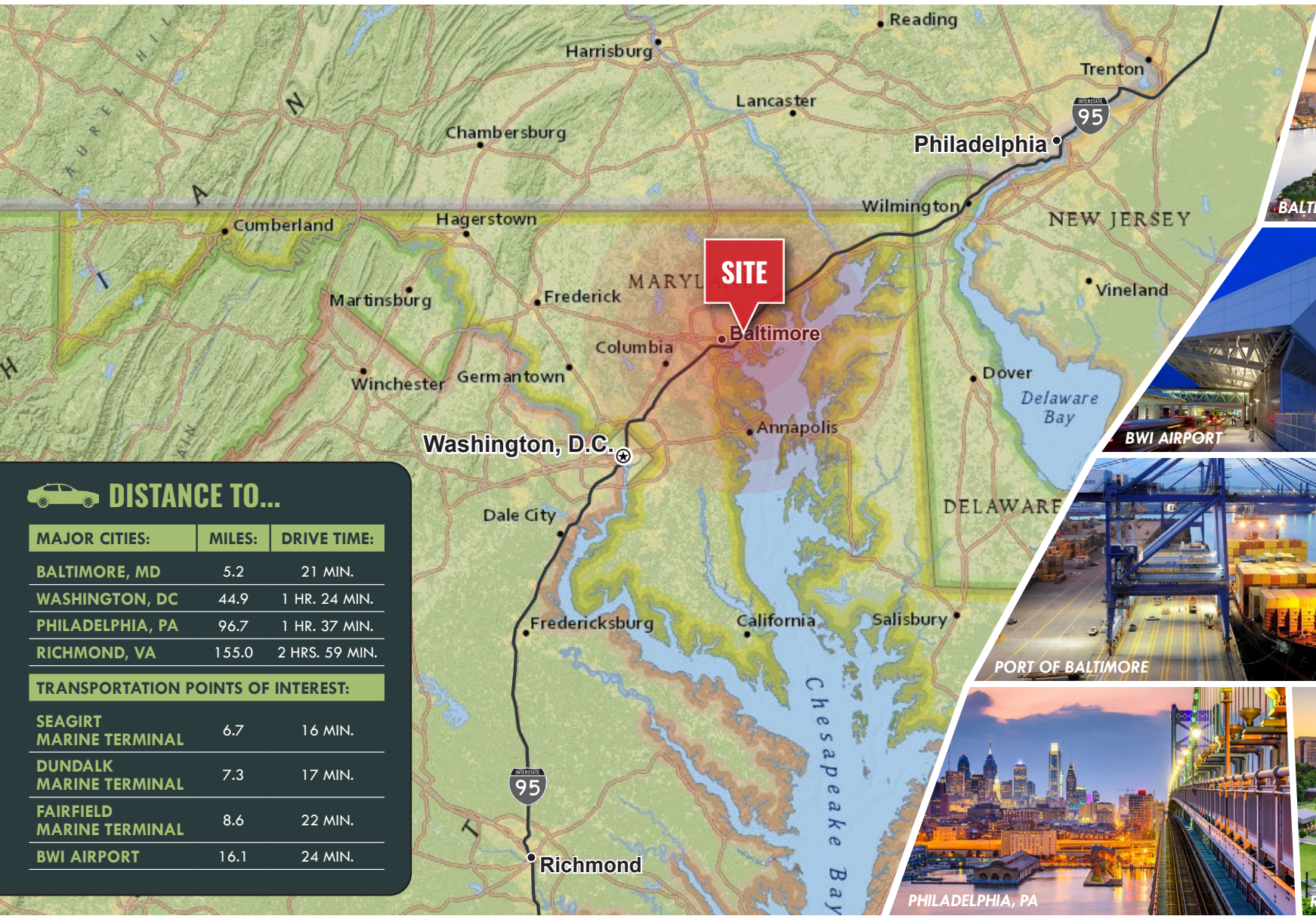


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LOCATION

7503 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	5.2	21 MIN.
WASHINGTON, DC	44.9	1 HR. 24 MIN.
PHILADELPHIA, PA	96.7	1 HR. 37 MIN.
RICHMOND, VA	155.0	2 HRS. 59 MIN.

TRANSPORTATION POINTS OF INTEREST:	MILES:	DRIVE TIME:
SEAGIRT MARINE TERMINAL	6.7	16 MIN.
DUNDALK MARINE TERMINAL	7.3	17 MIN.
FAIRFIELD MARINE TERMINAL	8.6	22 MIN.
BWI AIRPORT	16.1	24 MIN.



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