



FOR **SALE/LEASE**

# 12,600 SF ± RAIL SERVED WAREHOUSE

7600 ROLLING MILL ROAD | BALTIMORE, MARYLAND 21224



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

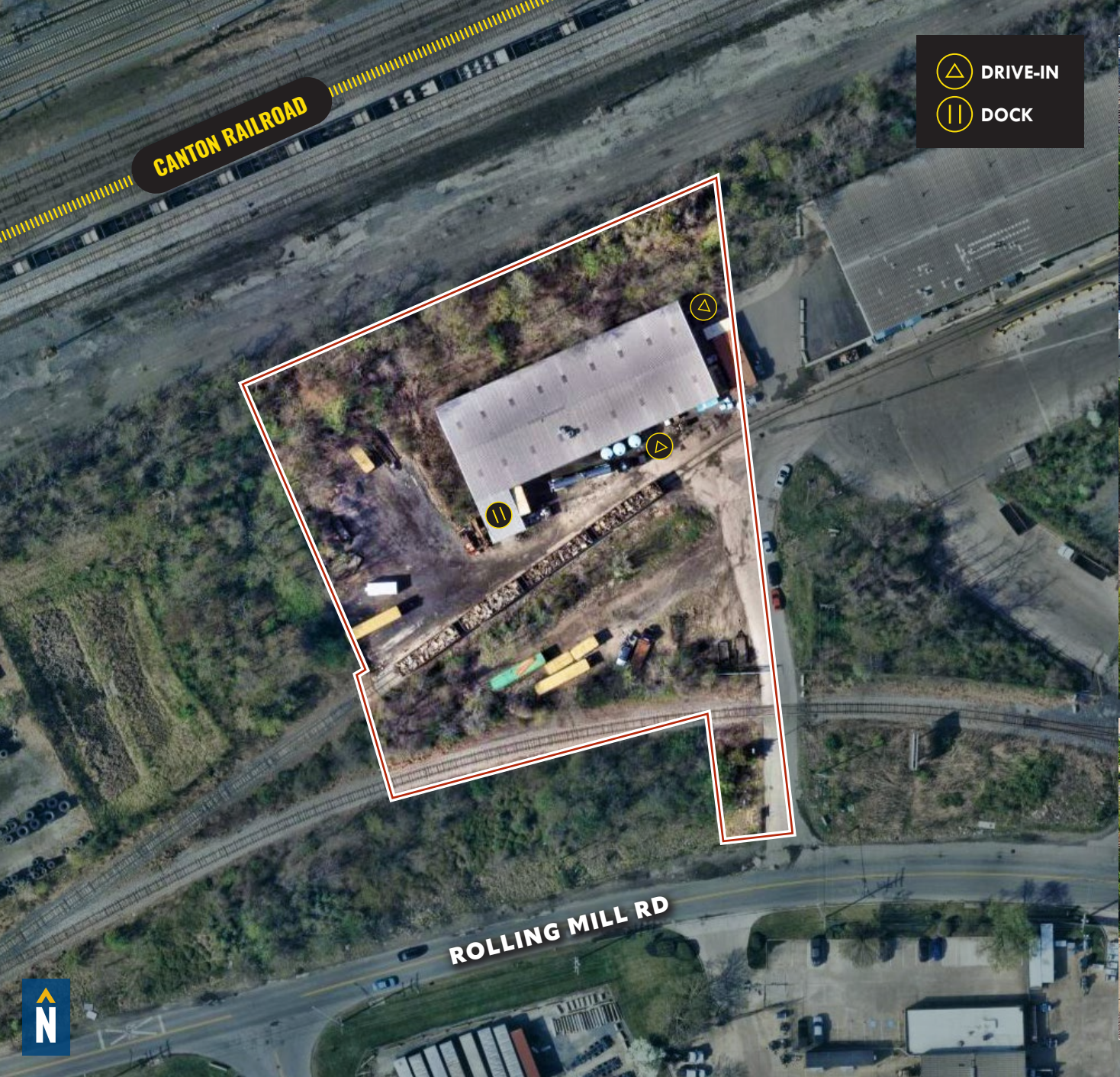
- 12,600 SF  $\pm$  warehouse building on 2.02 acres  $\pm$
- Dock (with platform) and drive-in loading
- Rail served
- Public water and sewer
- 10 minute drive to the Port of Baltimore



BUILDING SIZE:	12,600 SF $\pm$
LOT SIZE:	2.02 ACRES $\pm$
RAIL:	CANTON RAILROAD
DOCKS:	1 (PLATFORM)
DRIVE-INS:	2
ZONING:	MH IM (MANUFACTURING: HEAVY) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	NEGOTIABLE
SALE PRICE:	NEGOTIABLE



# AERIAL



# LOCAL BIRDSEYE

PORT OF BALTIMORE

BALTIMORE



U-HAUL

Advance Auto Parts

Dumett Sheppard Steel  
Altium

Self Storage One  
DEJANA

eastern Recycling Services

ODI Overseas Distributors Inc.

biwt

Dunbar

McCARTHY THE SERVICE

STEEL & WIRE

SOUTHERN GLAZER'S WINE & SPIRITS

GOETZ

BAIRN FOR RENT

ROLLING MILL RD

SITE

Boise Cascade

SIMS METAL



# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 695**  
1.3 MILES  
4 MIN. DRIVE

**INTERSTATE 95**  
2.0 MILES  
5 MIN. DRIVE

**INTERSTATE 895**  
2.4 MILES  
6 MIN. DRIVE

**PORT OF BALTIMORE**  
4.7 MILES  
14 MIN. DRIVE  
(DUNDALK MARINE TERMINAL)

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT  
15.4 MILES  
20 MIN. DRIVE

**BALTIMORE, MD**  
5.7 MILES  
14 MIN.

**WASHINGTON, DC**  
44.3 MILES  
1 HR. 0 MIN.

**PHILADELPHIA, PA**  
98.7 MILES  
1 HR. 30 MIN.

**RICHMOND, VA**  
154.0 MILES  
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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