

FOR LEASE

 Baltimore County, MD



**INDUSTRIAL SERVICE WAREHOUSE
WITH CONTRACTORS STORAGE YARD**
8351 PULASKI HIGHWAY | ROSEDALE, MD 21237

FOR LEASE

Baltimore County, MD

INDUSTRIAL SERVICE WAREHOUSE

8351 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237

AVAILABLE

4,000 sf ±

- » Office: 1,950 sf ±
- » Warehouse: 2,050 ±

LOT SIZE

.5 Acres ±

ZONING

ML AS (Manufacturing, Light)
[Automotive Service Overlay]

LOADING

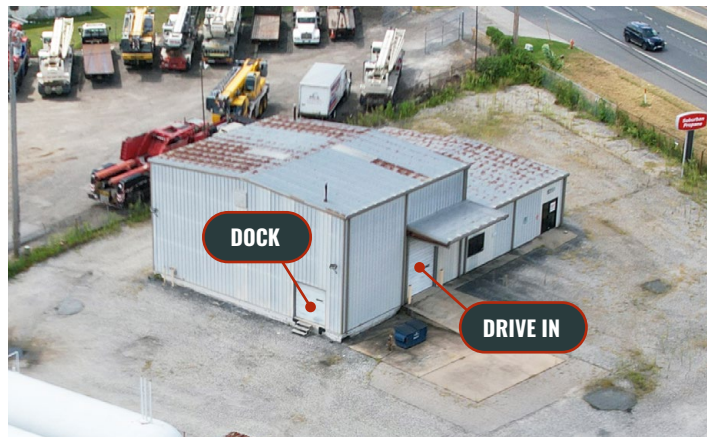
- 1 Drive In (Side)
- 1 Dock (Rear)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ High visibility location with over 200 ft. of frontage on heavily trafficked Pulaski Hwy (38,951 vehicles per day)
- ▶ .5 Acre ± outdoor storage area
- ▶ Easy access to I-695 and I-95

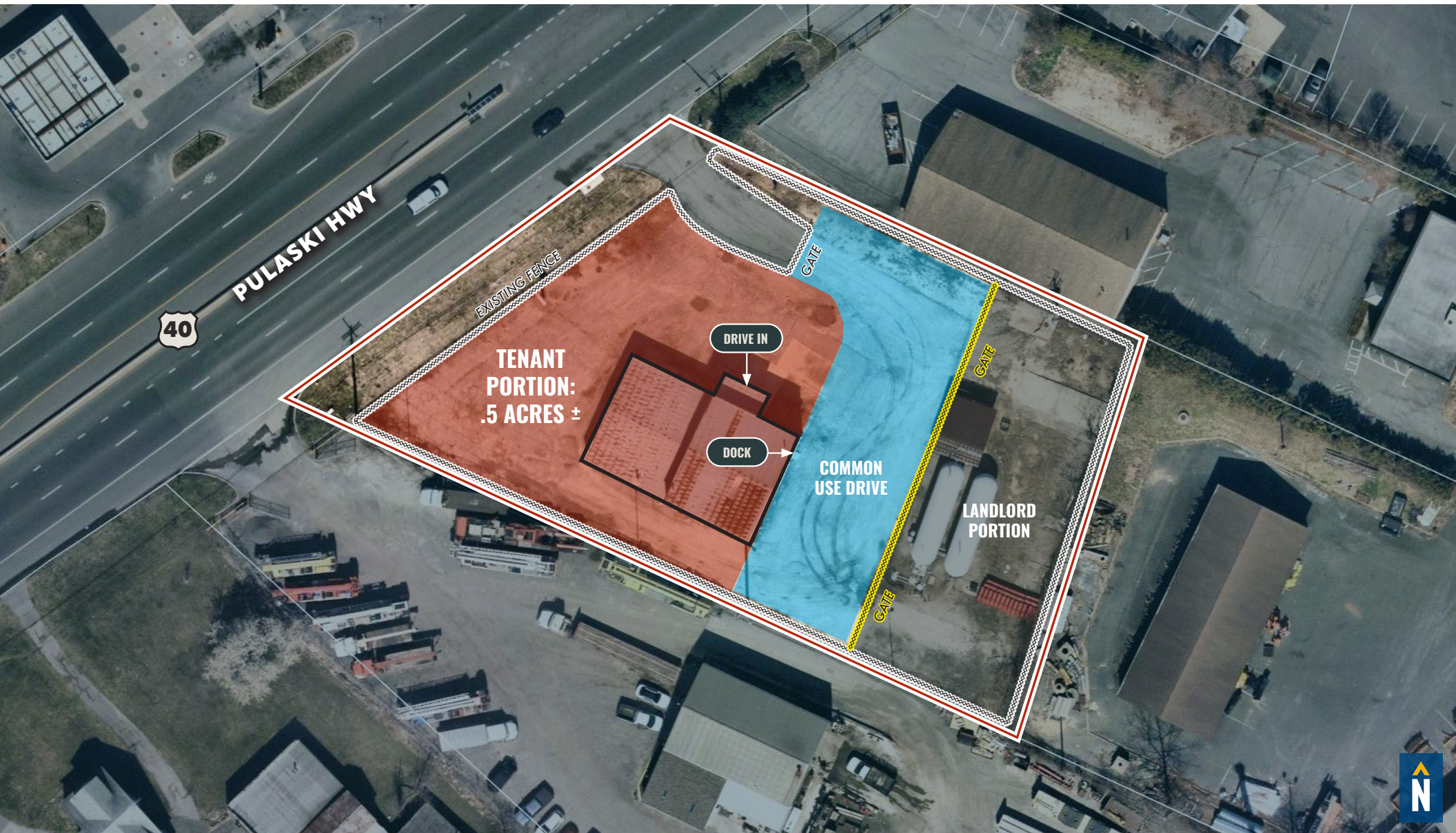


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AERIAL

8351 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237



FOR LEASE

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LOCAL BIRDSEYE

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LOCAL BIRDSEYE

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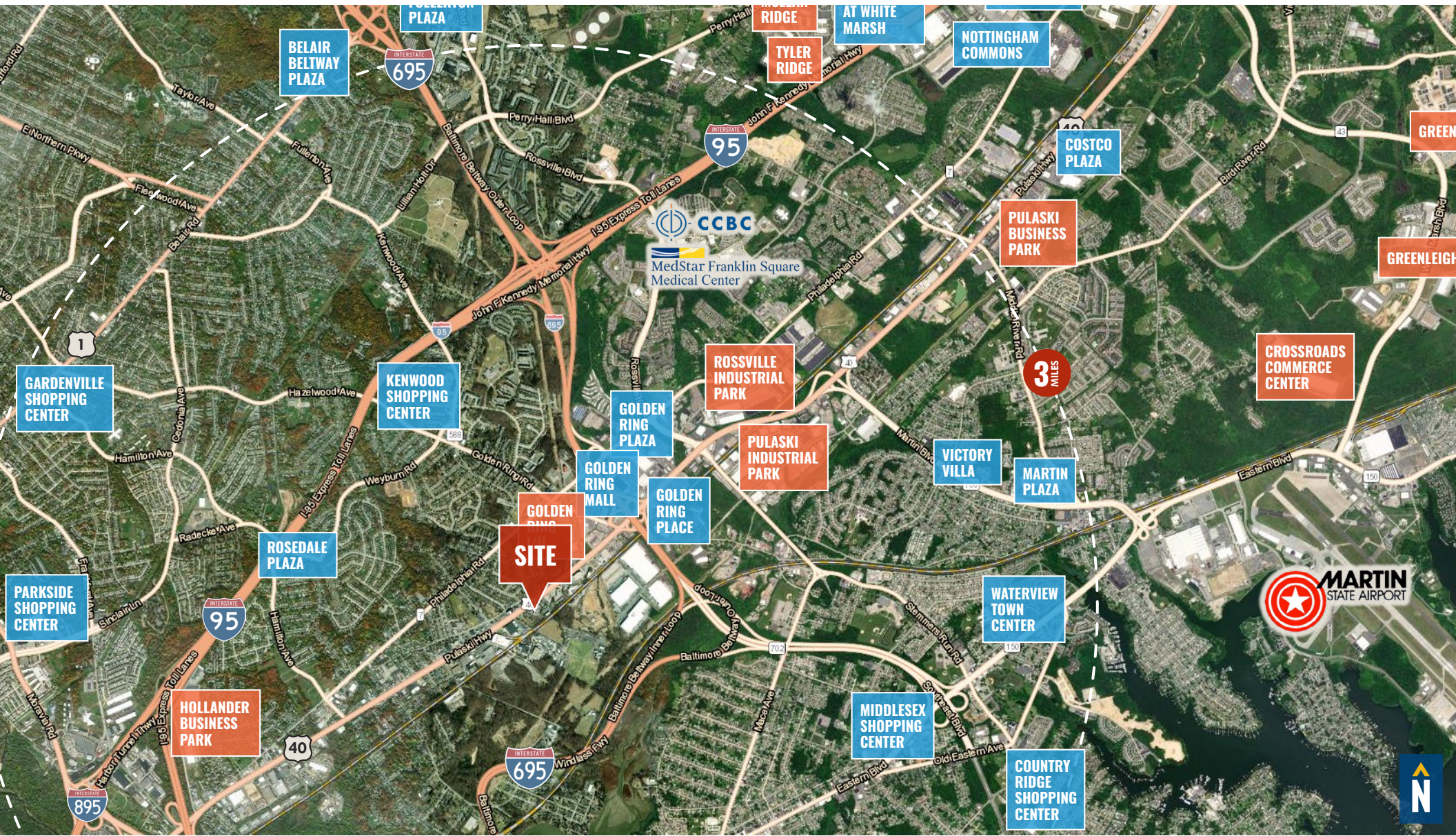
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TRADE AREA

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- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER

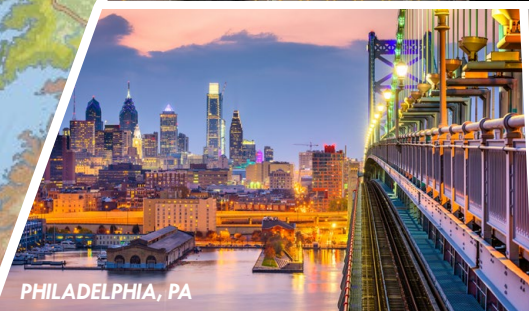


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LOCATION

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DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	7.3	23 MIN.
WASHINGTON, DC	47.0	1 HR. 15 MIN.
PHILADELPHIA, PA	94.8	1 HR. 36 MIN.
RICHMOND, VA	157.0	3 HRS. 7 MIN.

TRANSPORTATION POINTS OF INTEREST:

SEAGIRT MARINE TERMINAL	8.7	15 MIN.
DUNDALK MARINE TERMINAL	9.4	16 MIN.
FAIRFIELD MARINE TERMINAL	13.4	17 MIN.
BWI AIRPORT	18.1	21 MIN.



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