

# SALE/LEASE

 Baltimore County, MD

23,155 SF ±  
AVAILABLE

.75  
ACRES  
OUTSIDE  
STORAGE!

**WAREHOUSE SPACE  
WITH STORAGE YARD**  
9714 PULASKI HIGHWAY  
MIDDLE RIVER, MARYLAND 21220

# SALE/LEASE

Baltimore County, MD

# WAREHOUSE SPACE W/ OUTSIDE STORAGE YARD

9714 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

## AVAILABLE

23,155 sf ±

## OUTSIDE STORAGE

0.75 Acres ±

## ZONING

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

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

## LOADING

Two (2) at-grade drive-in doors

Two (2) dock doors

## CLEAR HEIGHT

21'-7" - 24'-5" ± clear

## POWER

3 phase

## EST. OPERATING EXPENSES

\$1.63 PSF

## HIGHLIGHTS

- ▶ 2,640 sf office space with front reception area on 1st floor (2nd floor: similar sized office space)
- ▶ Gas heat/AC in office
- ▶ Fenced outside storage yard
- ▶ Visibility from heavily trafficked Pulaski Highway/Route 40 (27,461 vehicles per day)



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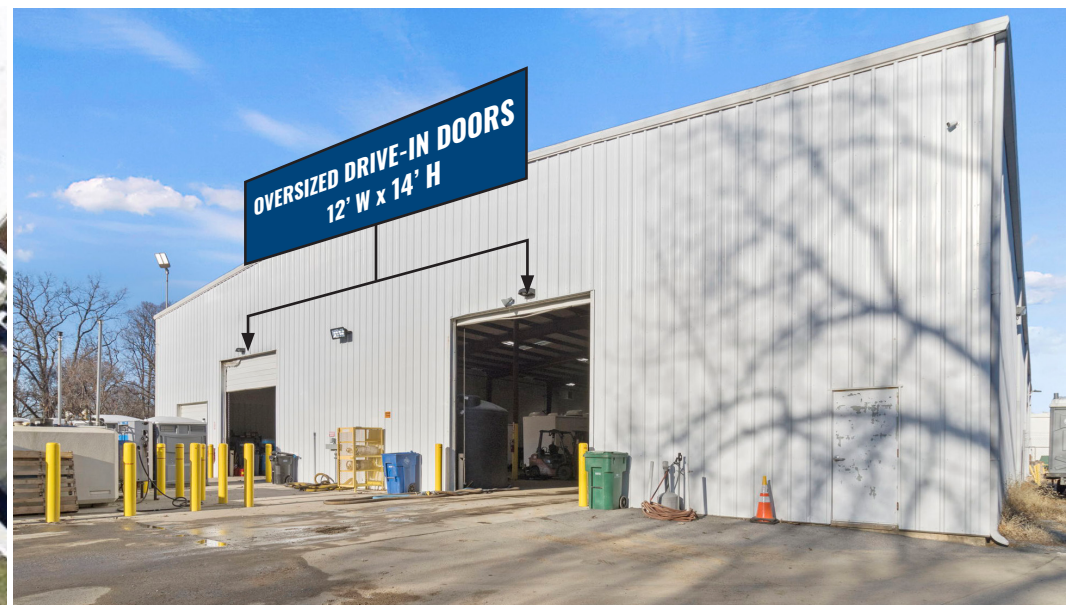
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# AERIAL / LOADING

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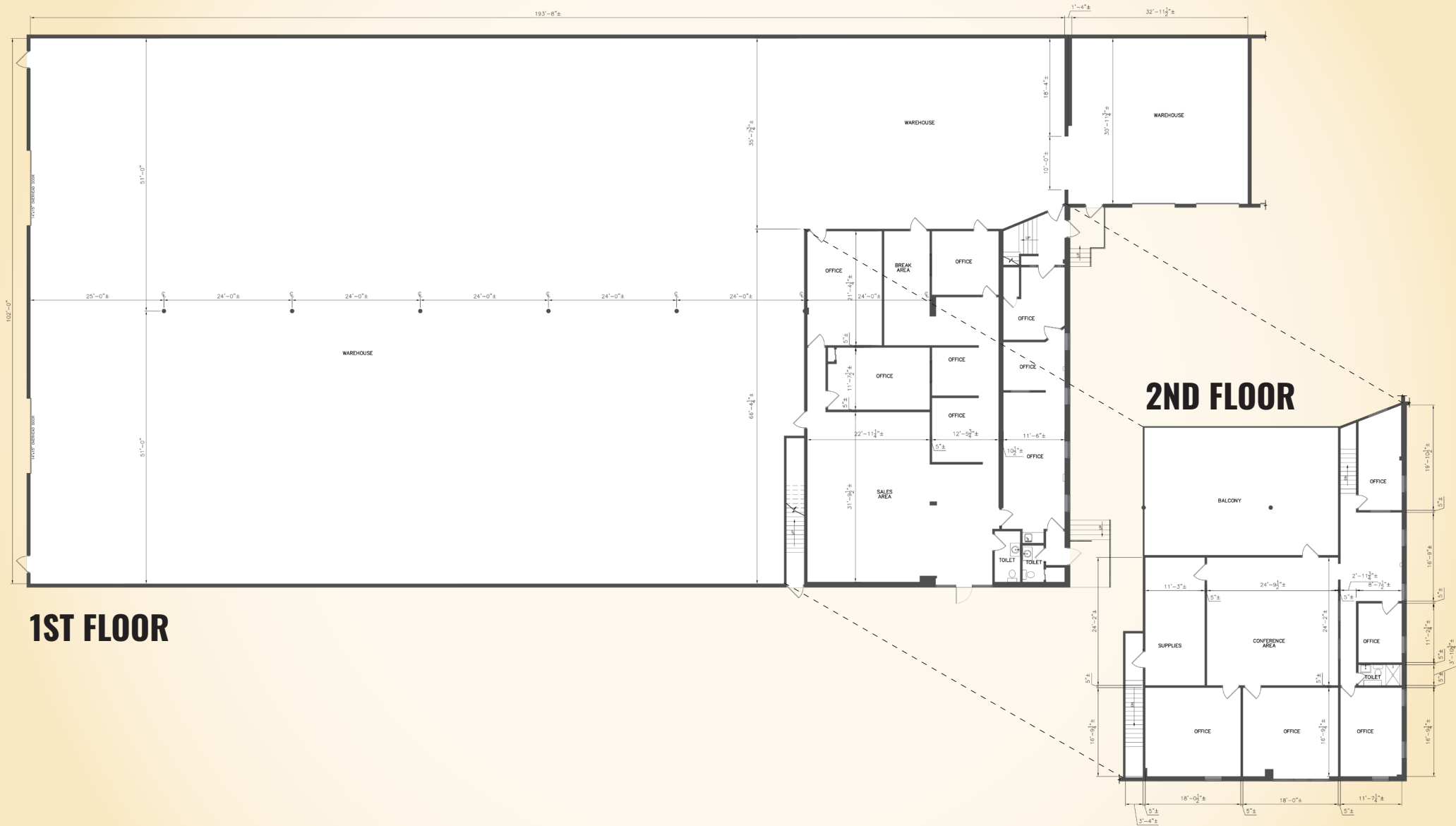
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# FLOOR PLANS

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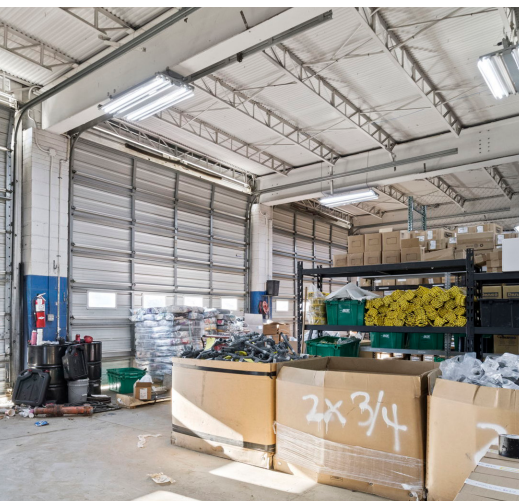


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# INTERIOR PHOTOS

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# LOCAL BIRDSEYE

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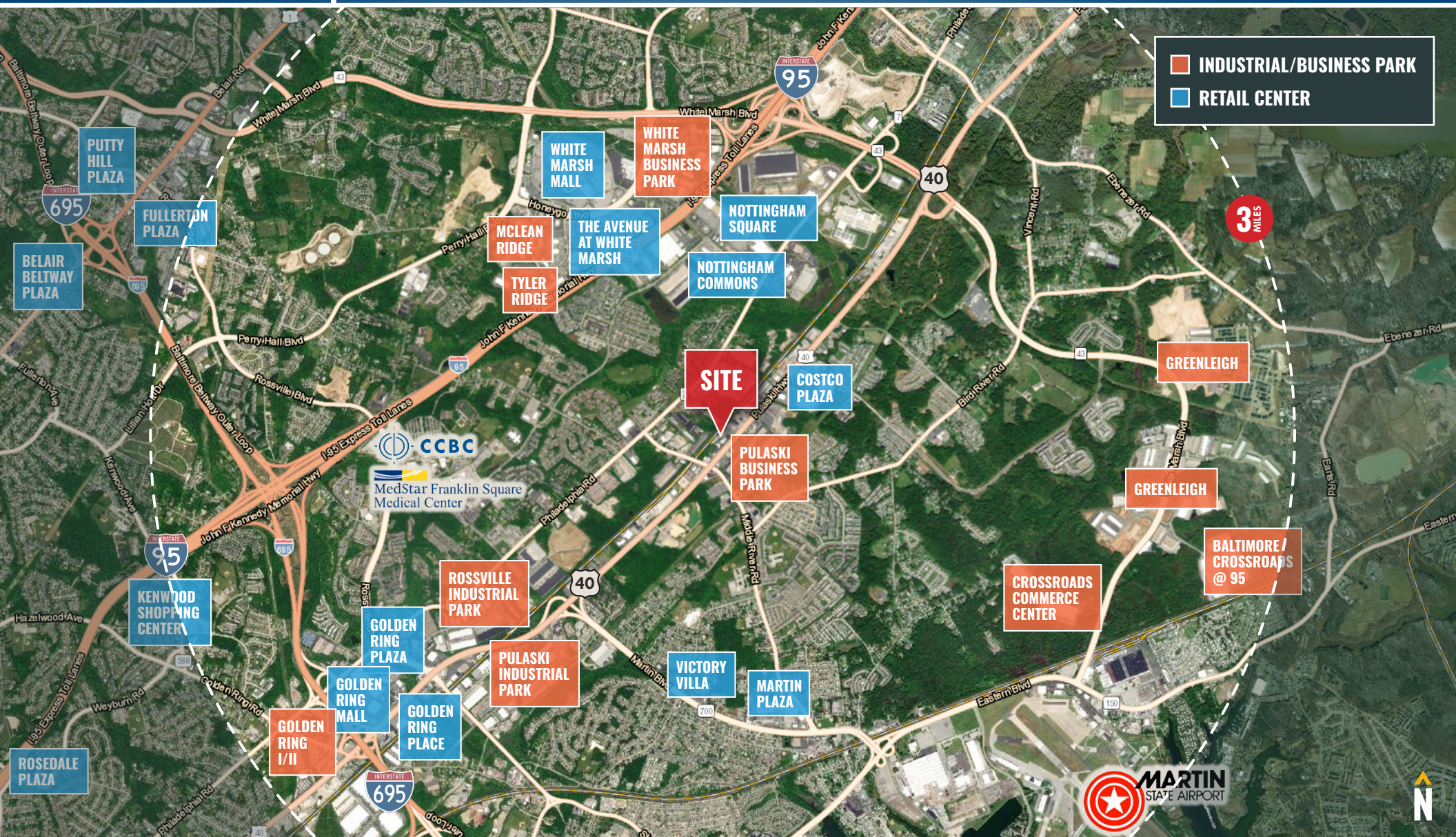
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# TRADE AREA

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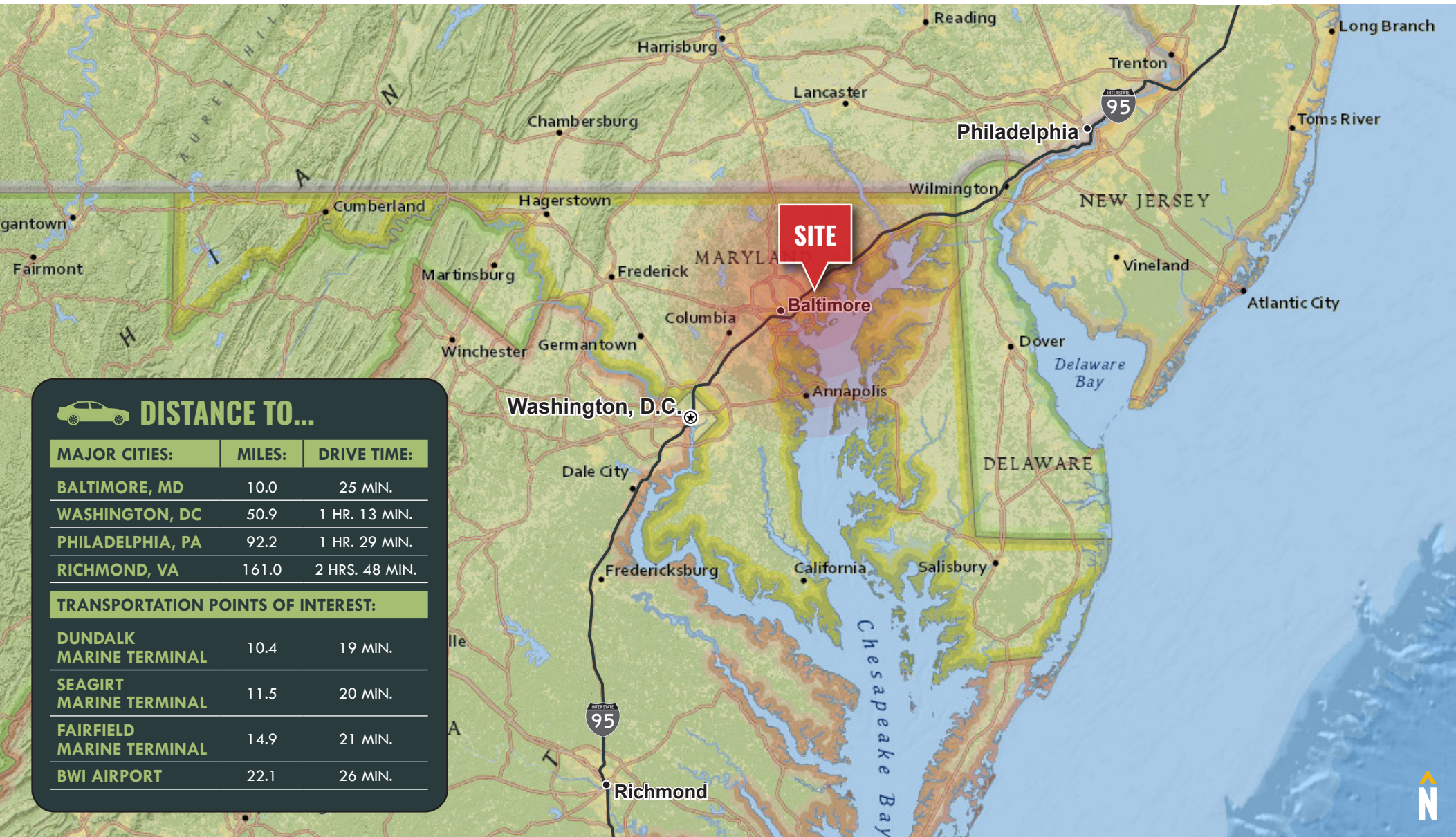
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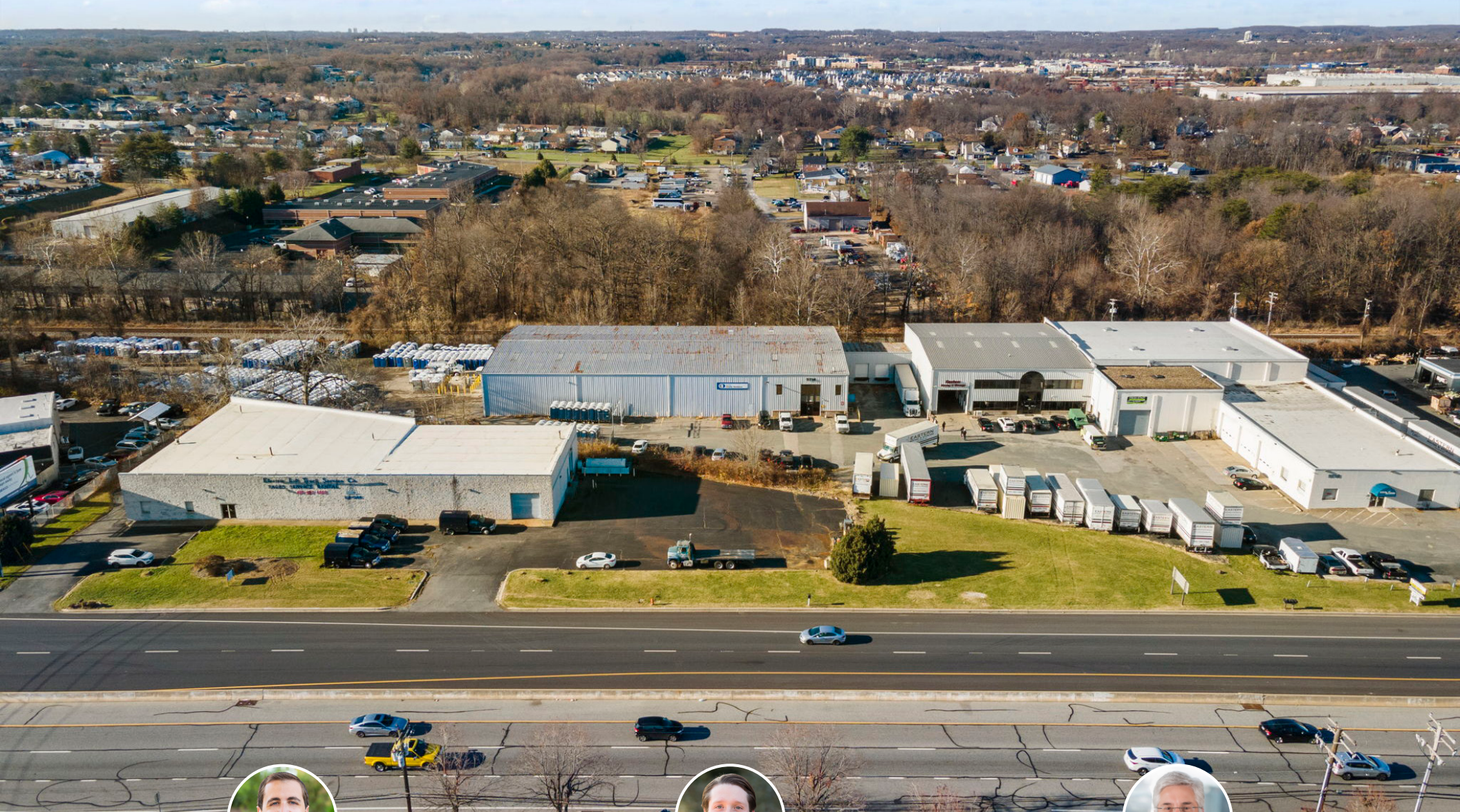


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# LOCATION

9714 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220





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