

SALE/LEASE

 Baltimore County, MD

23,155 SF ±
AVAILABLE

.75
ACRES
OUTSIDE
STORAGE!

ENTIRE
53,559 SF ±
BLDG. AVAIL.
FOR SALE

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

SALE/LEASE

Baltimore County, MD

AVAILABLE

► 23,155 sf ± (Suite 1)

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

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)
- 3 phase power
- 21'-7" - 24'-5" ± clear height

WAREHOUSE SPACE W/ OUTSIDE STORAGE YARD

9714 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

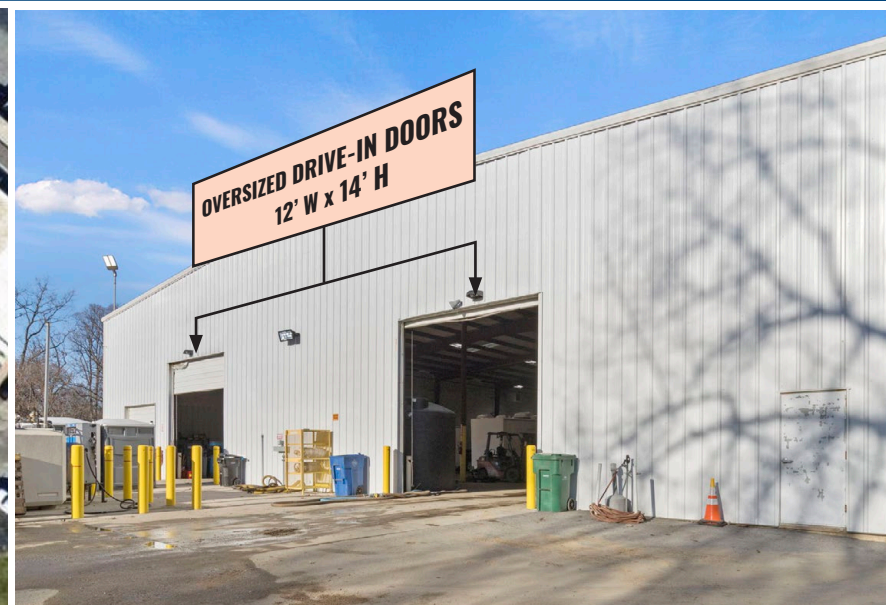
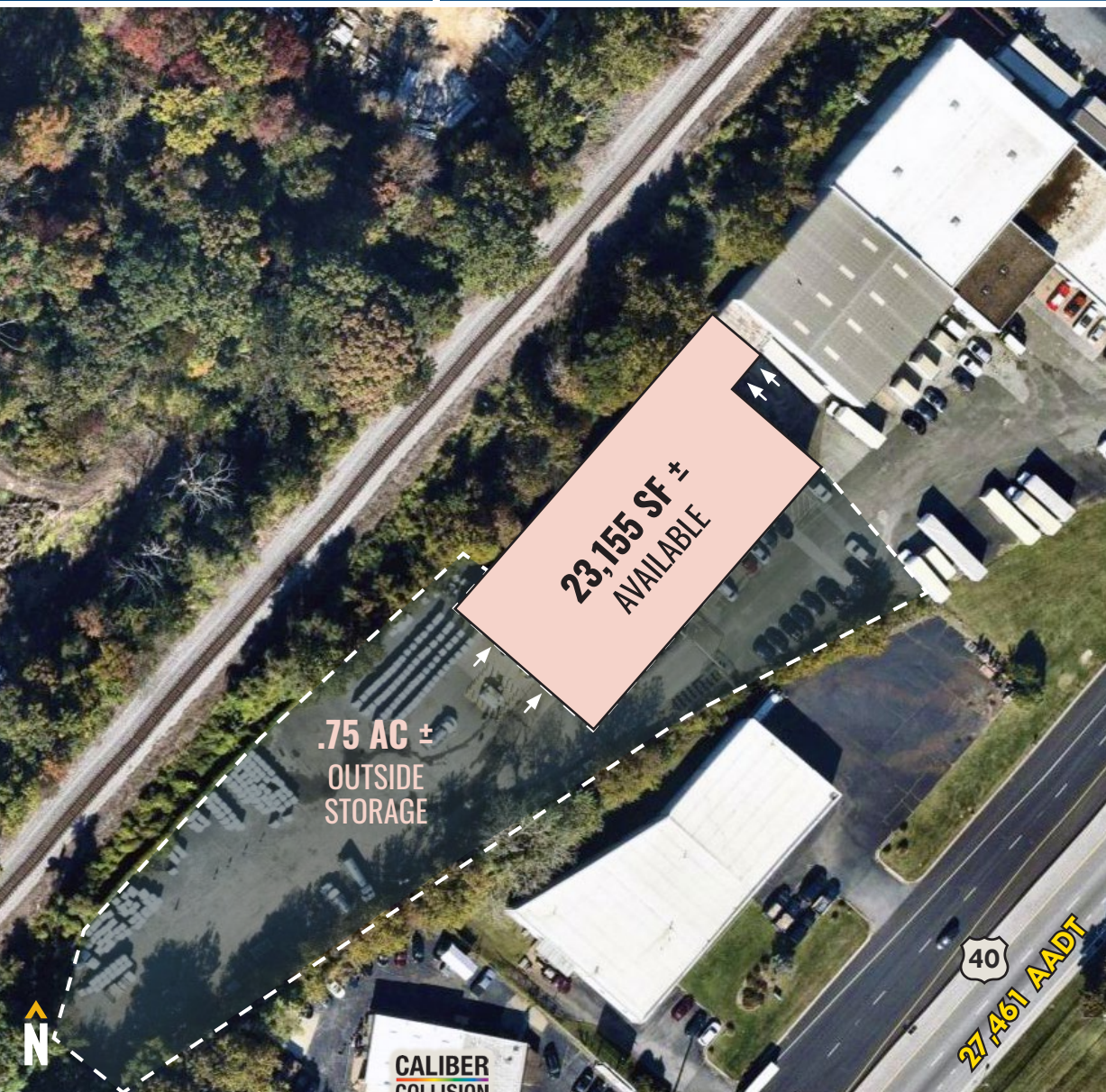


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AERIAL / LOADING

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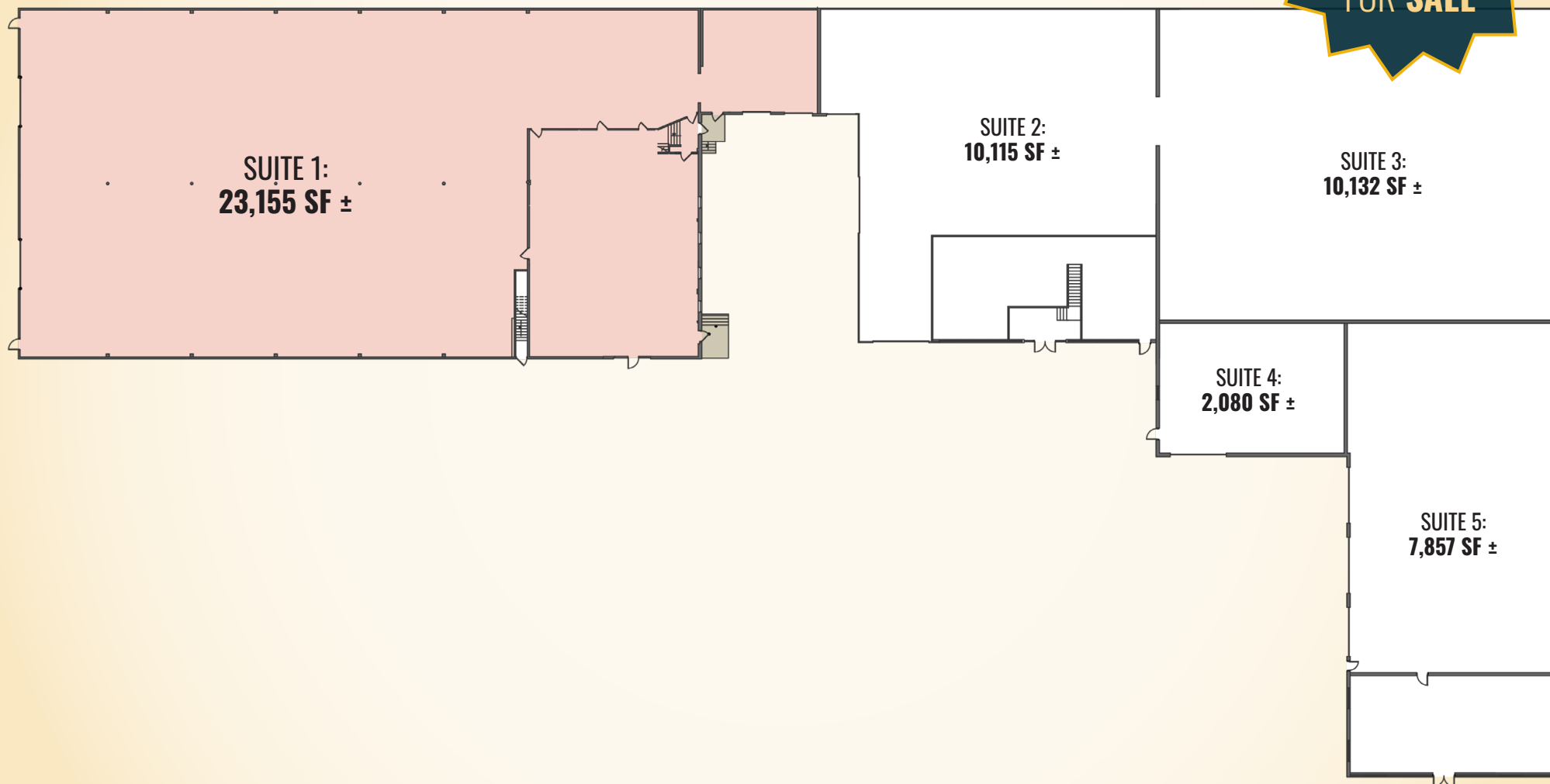
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BUILDING FLOOR PLAN: 53,339 SF ±

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ENTIRE
53,559 SF ±
BLDG. AVAIL.
FOR SALE



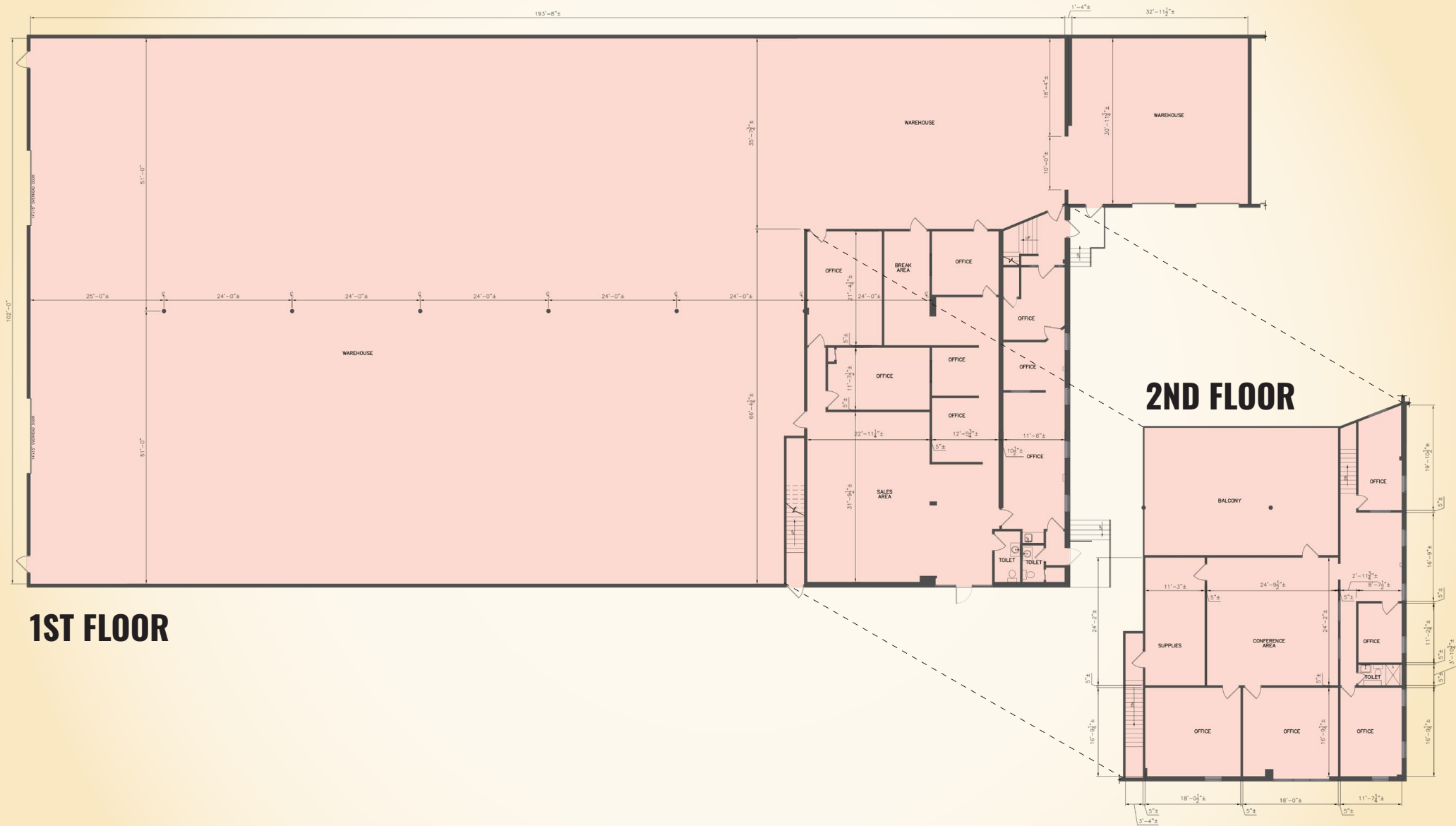
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SUITE 1 FLOOR PLAN: 23,155 SF ±

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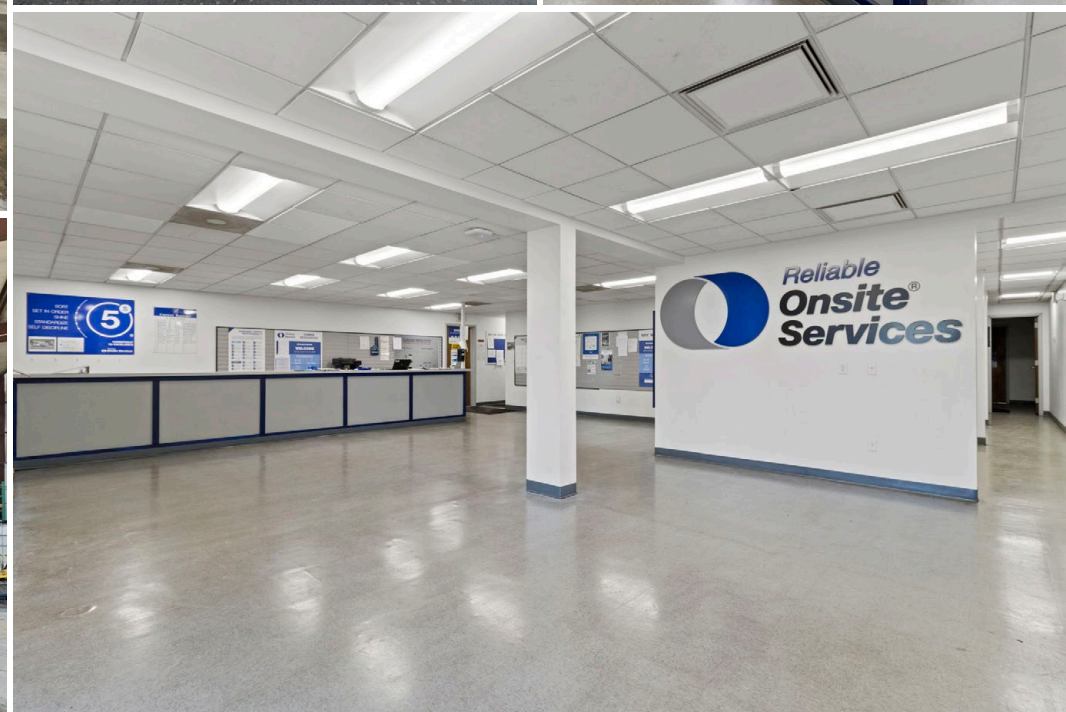
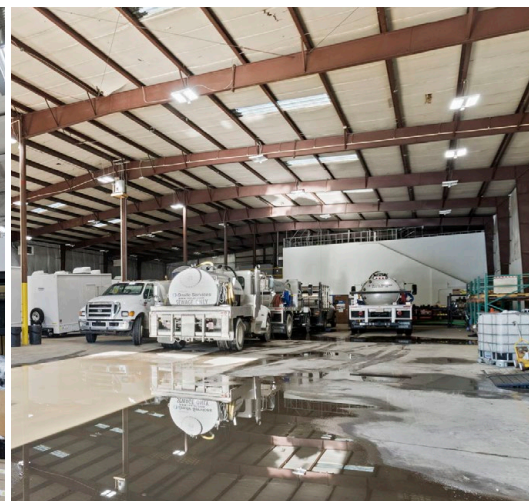
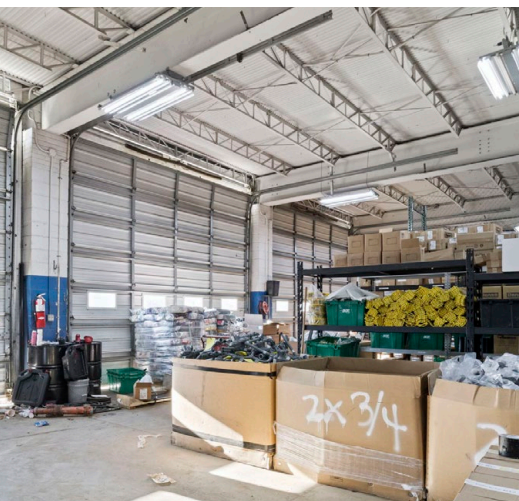


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SUITE 1 INTERIOR PHOTOS: 23,155 SF ±

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SALE/LEASE

Baltimore County, MD

LOCAL BIRDSEYE

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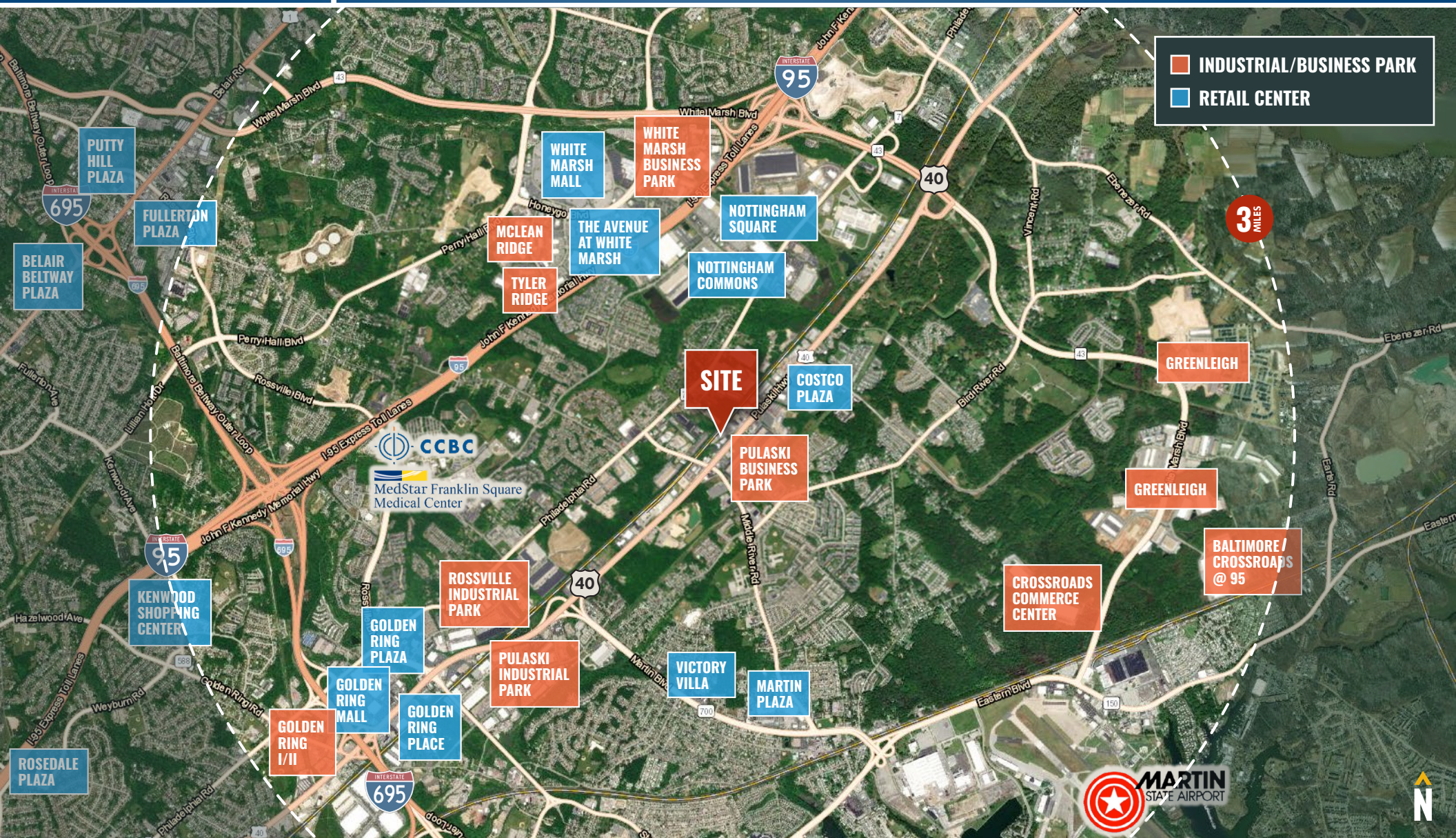
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TRADE AREA

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SALE/LEASE



Baltimore County, MD

LOCATION

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DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	10.0	25 MIN.
WASHINGTON, DC	50.9	1 HR. 13 MIN.
PHILADELPHIA, PA	92.2	1 HR. 29 MIN.
RICHMOND, VA	161.0	2 HRS. 48 MIN.

TRANSPORTATION POINTS OF INTEREST:

DUNDALK MARINE TERMINAL	10.4	19 MIN.
SEAGIRT MARINE TERMINAL	11.5	20 MIN.
FAIRFIELD MARINE TERMINAL	14.9	21 MIN.
BWI AIRPORT	22.1	26 MIN.



BALTIMORE, MD



BWI AIRPORT



WASHINGTON, DC



PORT OF BALTIMORE



PHILADELPHIA, PA



RICHMOND, VA



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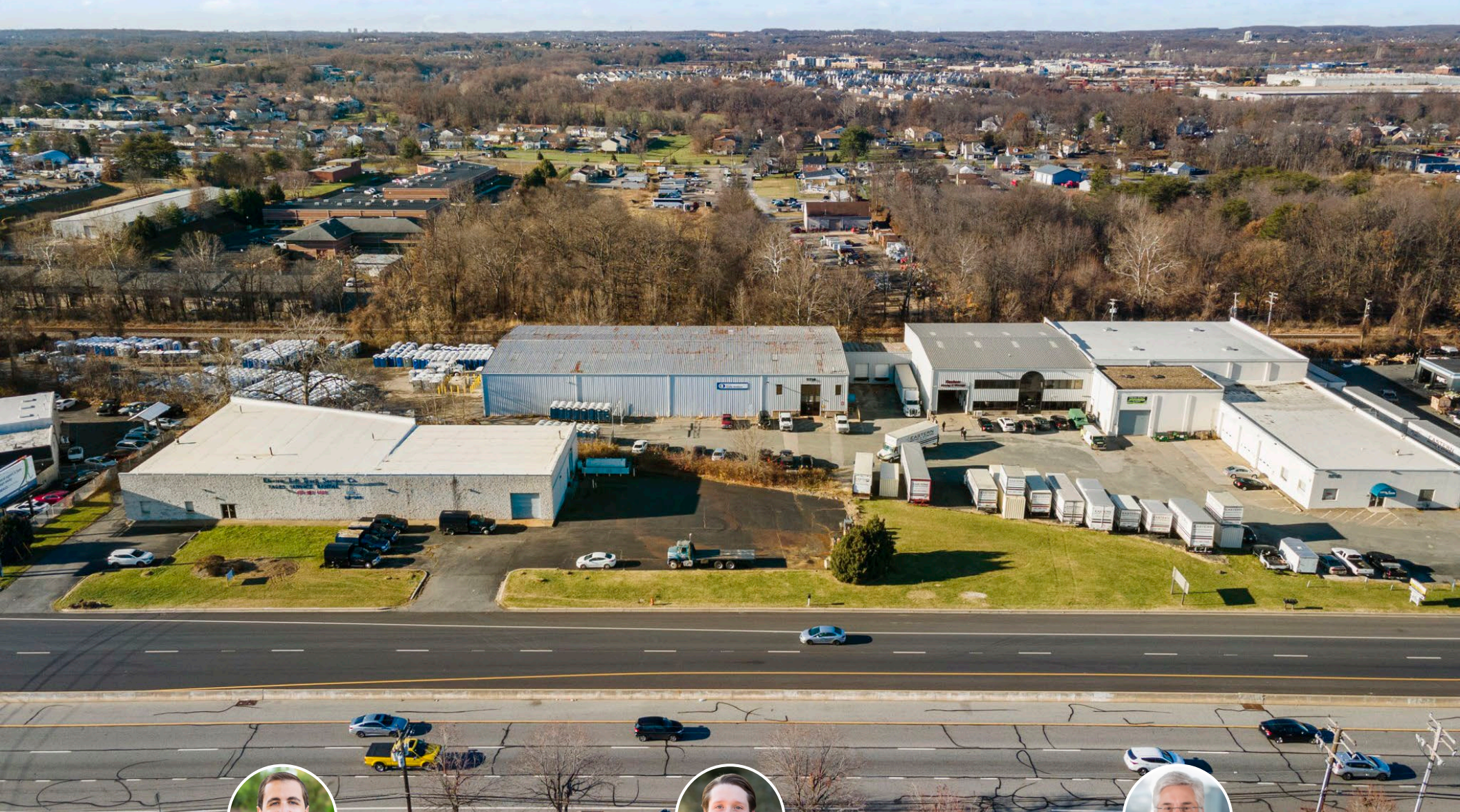
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