



17,640 SF $\pm$ WAREHOUSE SPACE

9716 PULASKI HIGHWAY | BALTIMORE, MARYLAND 21220

FOR
LEASE

17,640 SF $\pm$ AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 17,640 SF ± warehouse space available
- ML IM/AS zoning permits automotive uses
- 26' clear ±
- Dock and drive-in loading
- Visibility from heavily trafficked Pulaski Highway/ Route 40 (27,461 vehicles per day)
- Easy access to I-695 and I-95

AVAILABLE:	17,640 SF ±
CLEAR HEIGHT:	26' ±
DOCKS:	2
DRIVE-INS:	2 (OVERSIZED)
ZONING:	ML IM/AS (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT, AUTOMOTIVE SERVICES OVERLAY]
RENTAL RATE:	NEGOTIABLE



AERIAL



DRIVE-IN
DOCK

17,640 SF ±
AVAILABLE

Maryland Performance
SPECIALTIES

TAYLOR

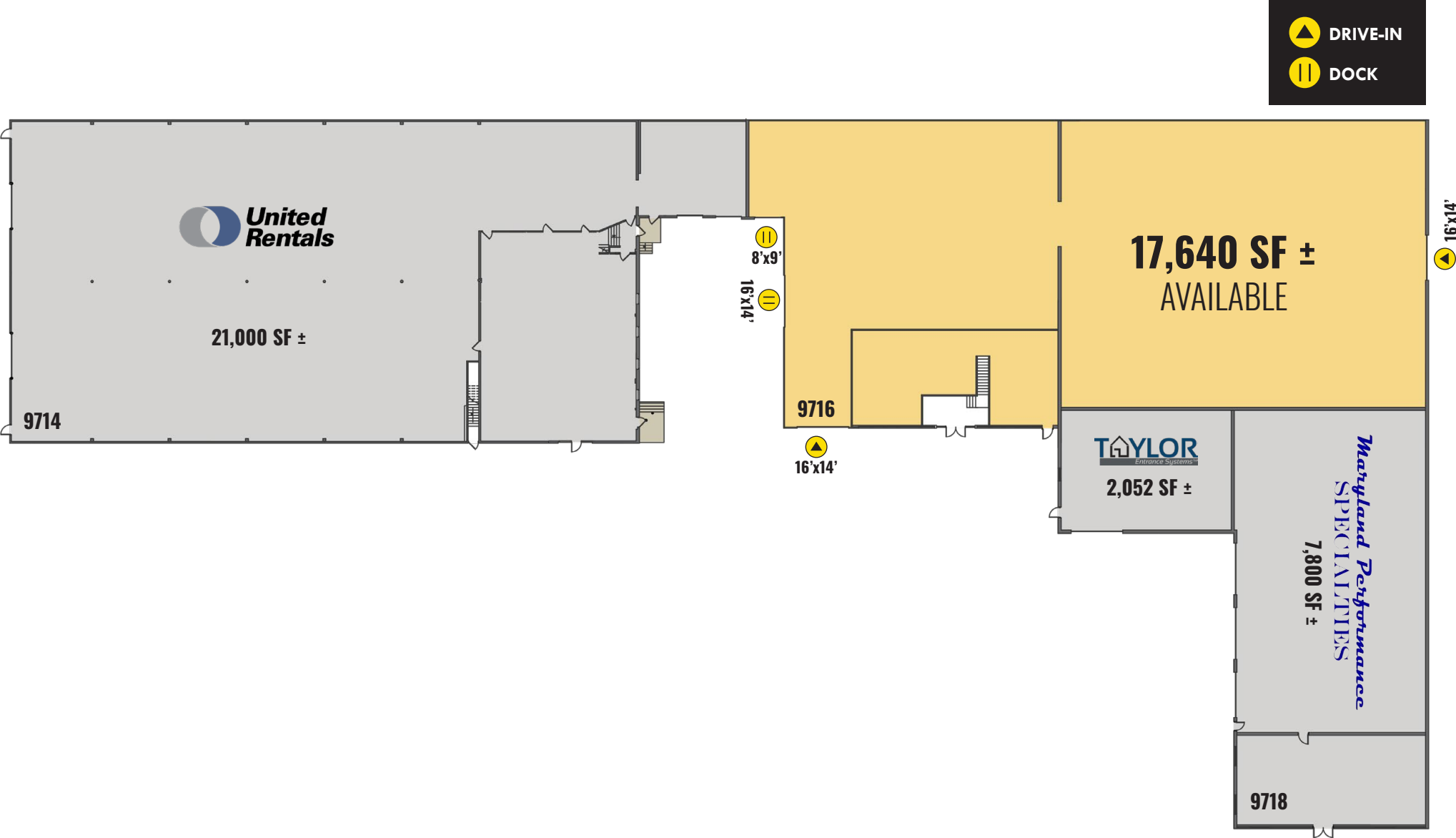
United
Rentals

PULASKI HWY 27,461 AADT

40



FLOOR PLAN



LOCAL BIRDSEYE



17,640 SF ± AVAILABLE

Taylor Performance SPECIALTIES

United Rentals

PULASKI HWY 27,461 AADT

40

CALIBER COLLISION



TRADE AREA

DRIVING DISTANCE TO:

43 2.1 MILES
4 MIN. DRIVE

INTERSTATE 695 2.6 MILES
5 MIN. DRIVE

INTERSTATE 95 3.9 MILES
6 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
9.9 MILES
16 MIN. DRIVE
(DUNDALK MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON
INTERNATIONAL
THURGOOD MARSHALL
AIRPORT
22.1 MILES
24 MIN. DRIVE

BALTIMORE, MD 9.9 MILES
18 MIN.

WASHINGTON, DC 50.9 MILES
55 MIN.

PHILADELPHIA, PA 92.3 MILES
1 HR. 25 MIN.

RICHMOND, VA 172.0 MILES
2 HRS. 40 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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