



INDUSTRIAL/OUTSIDE STORAGE PROPERTY

9722 PULASKI HIGHWAY | BALTIMORE, MARYLAND 21220





PROPERTY OVERVIEW

HIGHLIGHTS:

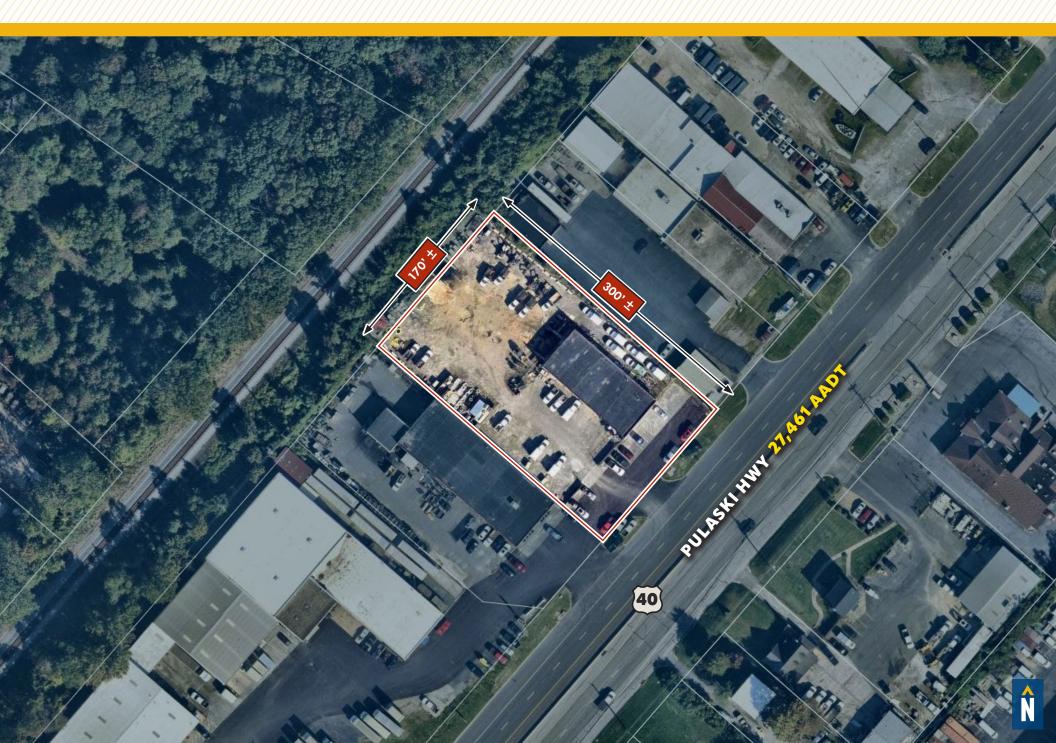
- 5,500 SF \pm industrial/outside storage property situated on 1.2 acres \pm
- Zoning permits automotive uses
- Storefront office
- 4 oversized drive ins (side of building)
- Ample outside storage space (fenced lot)
- Over 100 ft. of frontage facing heavily trafficked Pulaski Highway/Rt. 40 (27,461 AADT)
- Easy access to I-695 and I-95

BUILDING SIZE:	5,500 SF ±
LOT SIZE:	1.2 ACRES ±
CLEAR HEIGHT:	15' ±
LOADING:	4 OVERSIZED DRIVE INS
ZONING:	ML AS/IM (MANUFACTURING, LIGHT) [AUTOMOTIVE SERVICES OVERLAY] [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	NEGOTIABLE





AERIAL / PARCEL OUTLINE



LOCAL BIRDSEYE



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



2.7 MILES **5 MIN. DRIVE**



2.2 MILES **6 MIN. DRIVE**



4.3 MILES **10 MIN. DRIVE**



10.4 MILES
19 MIN. DRIVE
(DUNDALK MARINE
TERMINAL)



20.9 MILES **26 MIN. DRIVE**

BALTIMORE, MD

10.0 MILES **25 MIN.**

WASHINGTON, DC

50.9 MILES **1 HR. 13 MIN.**

PHILADELPHIA, PA

92.2 MILES **1 HR. 29 MIN.**



FOR MORE INFO CONTACT:



ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
410.494.4881
AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3203
MCURRAN@mackenziecommercial.com



DANIEL HUDAK, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL
443.573.3205
DHUDAK@mackenziecommercial.com



