



FOR **LEASE**

INDUSTRIAL/OUTSIDE STORAGE PROPERTY

9722 PULASKI HIGHWAY | BALTIMORE, MARYLAND 21220

**ZONING
PERMITS
AUTOMOTIVE
USES!**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 5,500 SF ± industrial/outside storage property situated on 1.2 acres ±
- 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



GOOGLE STREET VIEW

AERIAL / PARCEL OUTLINE



170' ±

300' ±

PULASKI HWY 27,461 AADT

40



LOCAL BIRDSEYE



Tribble's



40

CALIBER COLLISION



EASTERN MOVING & STORAGE

PULASKI HWY 27,461 AADT

40



SITE



LOCAL BIRDSEYE



Enterprise
ExtraSpace
Storage

BIG LOT

Burger King
Pep Boys

THE HOME
DEPOT

COSTCO
WHOLESALE

AP
AL PACKERS
WHITE MARSH FORD

PODS

SITE

EASTERN
MOVING & STORAGE

United
Rentals

PULASKI HWY 27,461 AADT

40

CALIBER
COLLISION



TRADE AREA

DRIVING DISTANCE TO:

INTERSTATE 695
2.7 MILES
5 MIN. DRIVE

MD RT. 43
2.2 MILES
6 MIN. DRIVE

INTERSTATE 95
4.3 MILES
10 MIN. DRIVE

PORT OF BALTIMORE
10.4 MILES
19 MIN. DRIVE
(DUNDALK MARINE TERMINAL)

BWI
BALTIMORE/WASHINGTON INTERNATIONAL
THURGOOD MARSHALL AIRPORT
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.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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ANNAPOLIS

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