



FOR SALE



PULASKI HWY



INDUSTRIAL WAREHOUSE WITH OUTDOOR STORAGE

1205 68TH STREET | ROSEDALE, MD 21237



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

Triten
REAL ESTATE PARTNERS

HIGHLIGHTS

- » 84,086 SF ± industrial warehouse building situated on 11.75 usable acres ±
- » Includes 6,500 SF ± of office space
- » Paved and fenced asphalt lot
- » On-site fueling station
- » Easy access to I-95, I-695, I-895

TOTAL BLDG. SIZE:

84,086 SF ±

LOT SIZE:

11.75 AC ± (USABLE)

LOADING:

13 DOCKS, 6 DRIVE INS

ZONING (CLICK FOR PERMITTED USES)

**MH IM
(MANUFACTURING, HEAVY)
[INDUSTRIAL, MAJOR DISTRICT]**



GOOGLE STREET VIEW



PULASKI HWY

40

United Rentals

DEJANA
Truck and Utility Equipment

SUNBELT
RENTALS

CRW
PARTS

68TH ST

17.68 AC TOTAL
11.75 USABLE

CLEAR HEIGHT:	20' (VARIES)
LOADING DOCKS:	13
DRIVE INS:	6
SPRINKLERS:	WET
POWER:	3 PHASE (HEAVY)



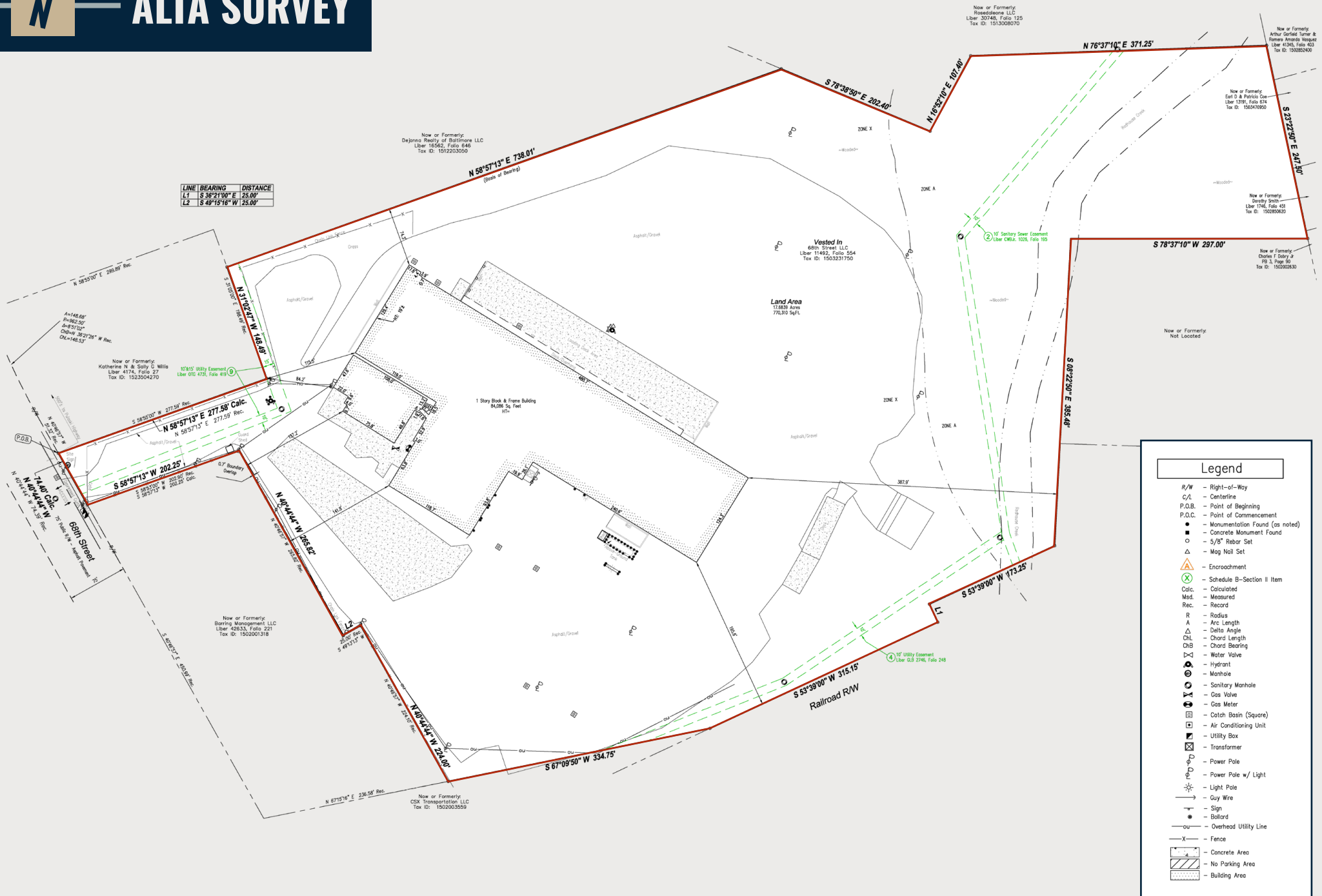
AERIAL





ALTA SURVEY

LINE	BEARING	DISTANCE
L1	S 36°21'00" E	25.00'
L2	S 49°15'16" W	25.00'



Legend

- R/W - Right-of-Way
- C/L - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monumentation Found (as noted)
- - Concrete Monument Found
- - 5/8" Rebar Set
- △ - Mog Nail Set
- ⚠ - Encroachment
- ⓧ - Schedule B-Section II Item
- Calc. - Calculated
- Med. - Measured
- Rec. - Record
- R - Radius
- ⤵ - Arc Length
- Δ - Delta Angle
- CHL - Chord Length
- ChB - Chord Bearing
- W - Water Valve
- H - Hydrant
- M - Manhole
- SM - Sanitary Manhole
- CV - Gas Valve
- GM - Gas Meter
- CB - Catch Basin (Square)
- AU - Air Conditioning Unit
- UB - Utility Box
- TR - Transformer
- PP - Power Pole
- PP/L - Power Pole w/ Light
- LP - Light Pole
- GW - Guy Wire
- S - Sign
- B - Ballard
- OU - Overhead Utility Line
- F - Fence
- CA - Concrete Area
- NPA - No Parking Area
- BA - Building Area



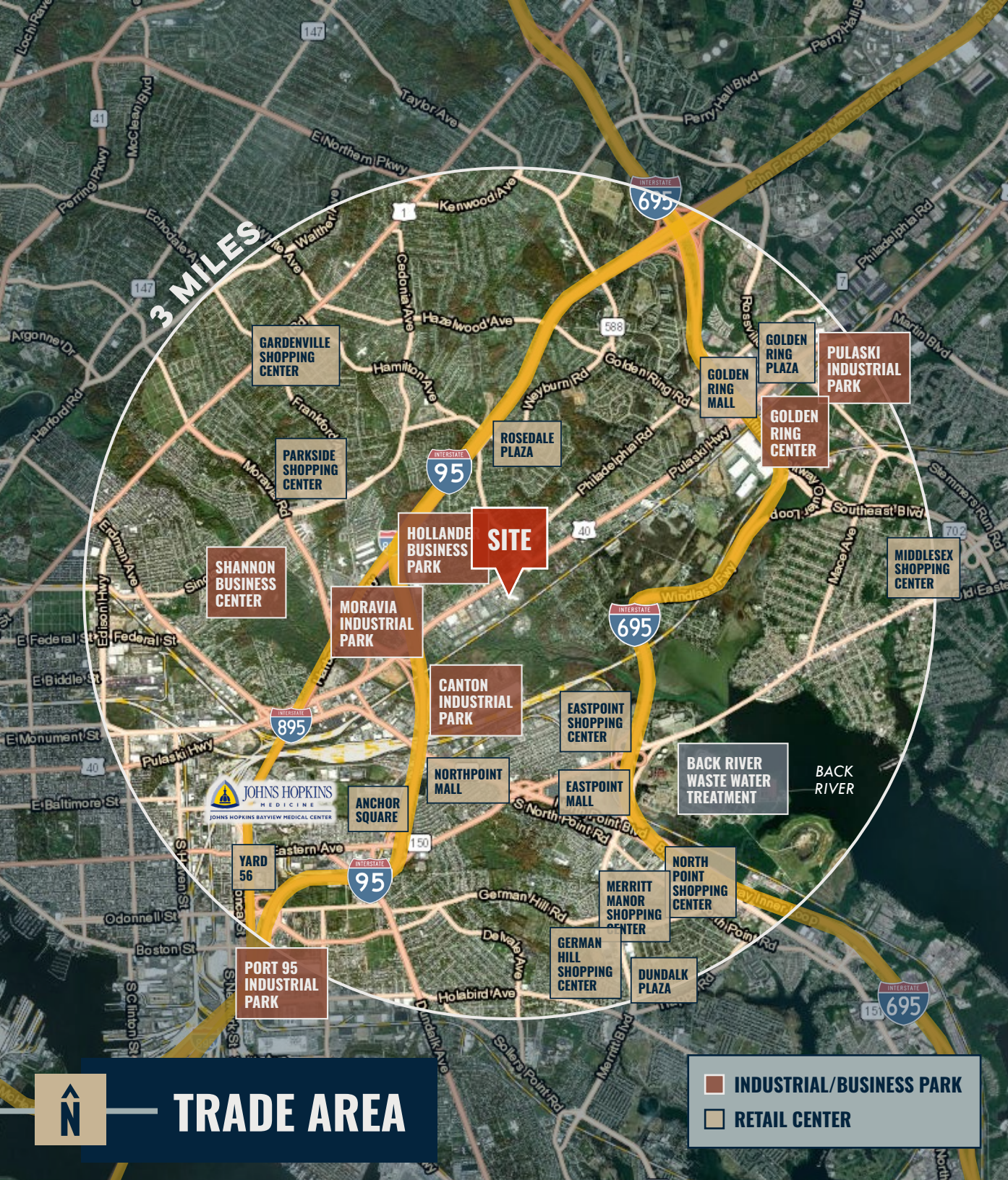
68TH ST



PULASKI HWY




LOCAL BIRDSEYE

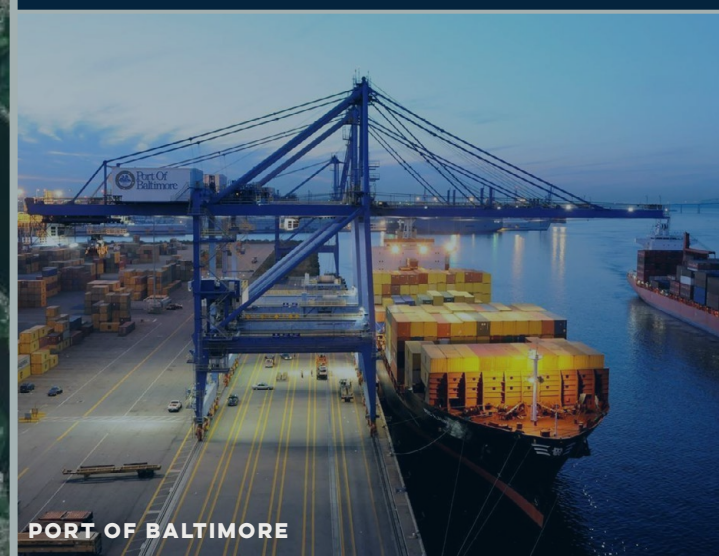


BWI AIRPORT

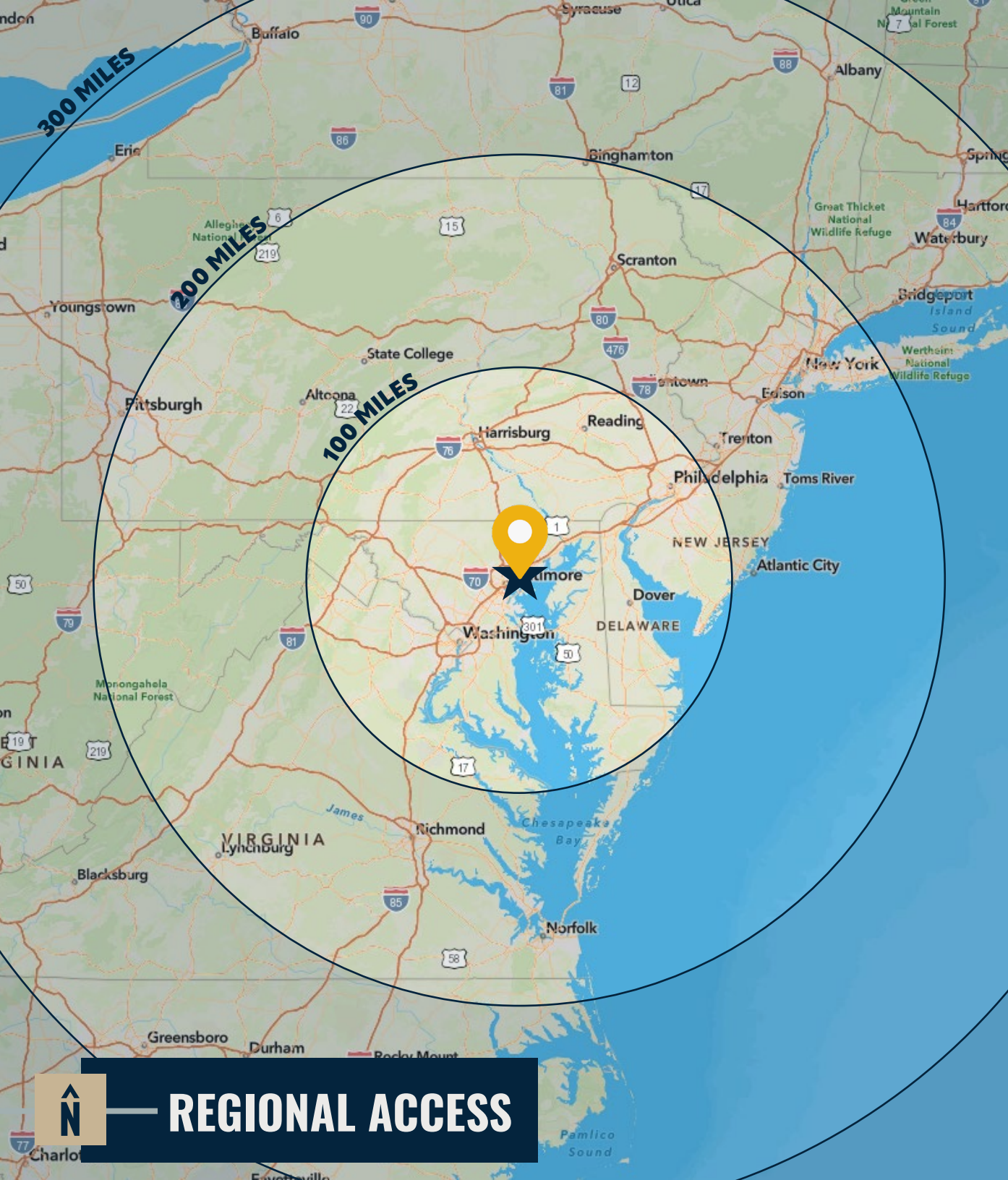
DRIVING DISTANCE TO...

 MAJOR HIGHWAYS:	MILES:	DRIVE TIME:
I-95 S.	1.1	3 MIN.
I-95 N.	2.1	4 MIN.
I-695	2.4	4 MIN.


TRANSPORTATION POINTS OF INTEREST:		
SEAGIRT MARINE TERMINAL	6.9	13 MIN.
DUNDALK MARINE TERMINAL	7.5	14 MIN.
FAIRFIELD MARINE TERMINAL	8.9	14 MIN.
BWI AIRPORT	16.3	17 MIN.



PORT OF BALTIMORE



DRIVING DISTANCE TO...

 MAJOR HIGHWAYS:	MILES:	DRIVE TIME:
BALTIMORE, MD	5.3	15 MIN.
ANNAPOLIS, MD	34.3	38 MIN.
WASHINGTON, DC	45.2	1 HR. 0 MIN.
PHILADELPHIA, PA	96.4	1 HR. 30 MIN.
RICHMOND, VA	164.0	2 HRS. 30 MIN.
NEW YORK, NY	182.0	2 HRS. 50 MIN.
PITTSBURGH, PA	254.0	3 HRS. 50 MIN.
NORFOLK, VA	257.0	3 HRS. 55 MIN.



REGIONAL ACCESS

RICHMOND, VA



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



KETCH SECOR
SENIOR VICE PRESIDENT

410.409.0990
KSECOR@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.