



FOR LEASE

# INDUSTRIAL/AUTOMOTIVE SERVICE BLDG.

8113 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 6,800 SF ± warehouse with shop area/garage
- Includes 1,500 SF ± office space
- 4 oversized drive-ins
- Fenced and paved contractor's storage yard
- High visibility location fronting heavily trafficked Pulaski Highway/Rt. 40 (38,951 cars/day)

BUILDING SIZE:	6,800 SF ±
LOT SIZE:	1.48 ACRES ±
CLEAR HEIGHT:	UP TO 24' ±
DRIVE-INS:	4 (12' W x 14' H)
POWER	3 PHASE
UTILITIES:	PUBLIC WATER, SEWER, NATURAL GAS
ZONING:	BR AS (BUSINESS ROADSIDE) [AUTOMOTIVE SERVICES OVERLAY]





# AERIAL



# LOCAL BIRDSEYE



EARLBECK  
GASES & TECHNOLOGIES

M&T Bank

40

NORTHEASTERN  
SUPPLY

DAP

Independent  
Can Company

A&A  
BOLT & SCREW CO.

PULASKI HWY  
38,951 AADT

40

DUVAL AVE



# TRADE AREA

## DRIVING DISTANCE TO:

**INTERSTATE 695**  
1.5 MILES  
3 MIN. DRIVE

**INTERSTATE 95**  
1.9 MILES  
4 MIN. DRIVE

**INTERSTATE 895**  
2.1 MILES  
5 MIN. DRIVE

**PORT OF BALTIMORE**  
7.0 MILES  
12 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)  
*Helen Delich Bentley*

**BWI**  
BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT  
17.0 MILES  
20 MIN. DRIVE

**BALTIMORE, MD**  
6.2 MILES  
15 MIN.

**WASHINGTON, DC**  
45.9 MILES  
1 HR. 0 MIN.

**PHILADELPHIA, PA**  
95.5 MILES  
1 HR. 35 MIN.

**RICHMOND, VA**  
156.0 MILES  
2 HRS. 35 MIN.



# FOR MORE INFO **CONTACT:**



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