



# 8993 YELLOW BRICK ROAD

ROSEDALE, MD 21237

FOR  
**SUBLEASE**



**18,000 SF  
AVAILABLE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Below market rate
- Easy access for customers and lower logistics costs
- High ceilings and increased cubic space for distributors
- Short term sub-leases available
- Expiration: 2/28/2027

AVAILABLE:

SUITE B: 18,000 SF

LOADING:

3 DOCKS, 1 DRIVE-IN DOOR

ZONING:

ML

OPEX:

\$1.47 PSF

RENTAL RATE:

\$9.25/SF NNN

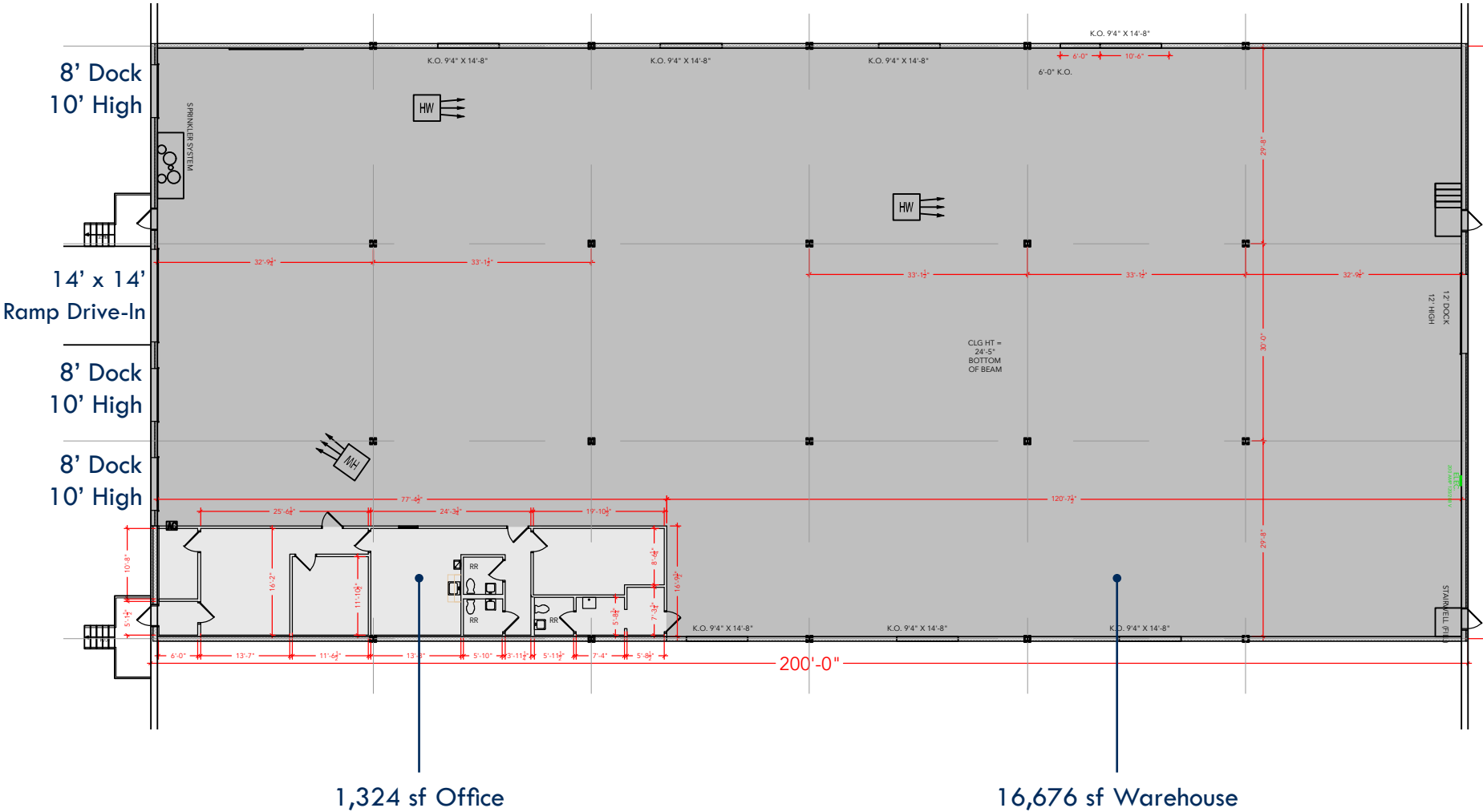
TOTAL:

\$16,080.00/MONTH



# FLOOR PLAN

18,000 sf Total Available





# TRADE AREA


## DRIVING DISTANCE TO:

 2.6 MILES  
5 MIN. DRIVE

 5.8 MILES  
9 MIN. DRIVE

 1.1 MILES  
4 MIN. DRIVE

 19.8 MILES  
26 MIN. DRIVE

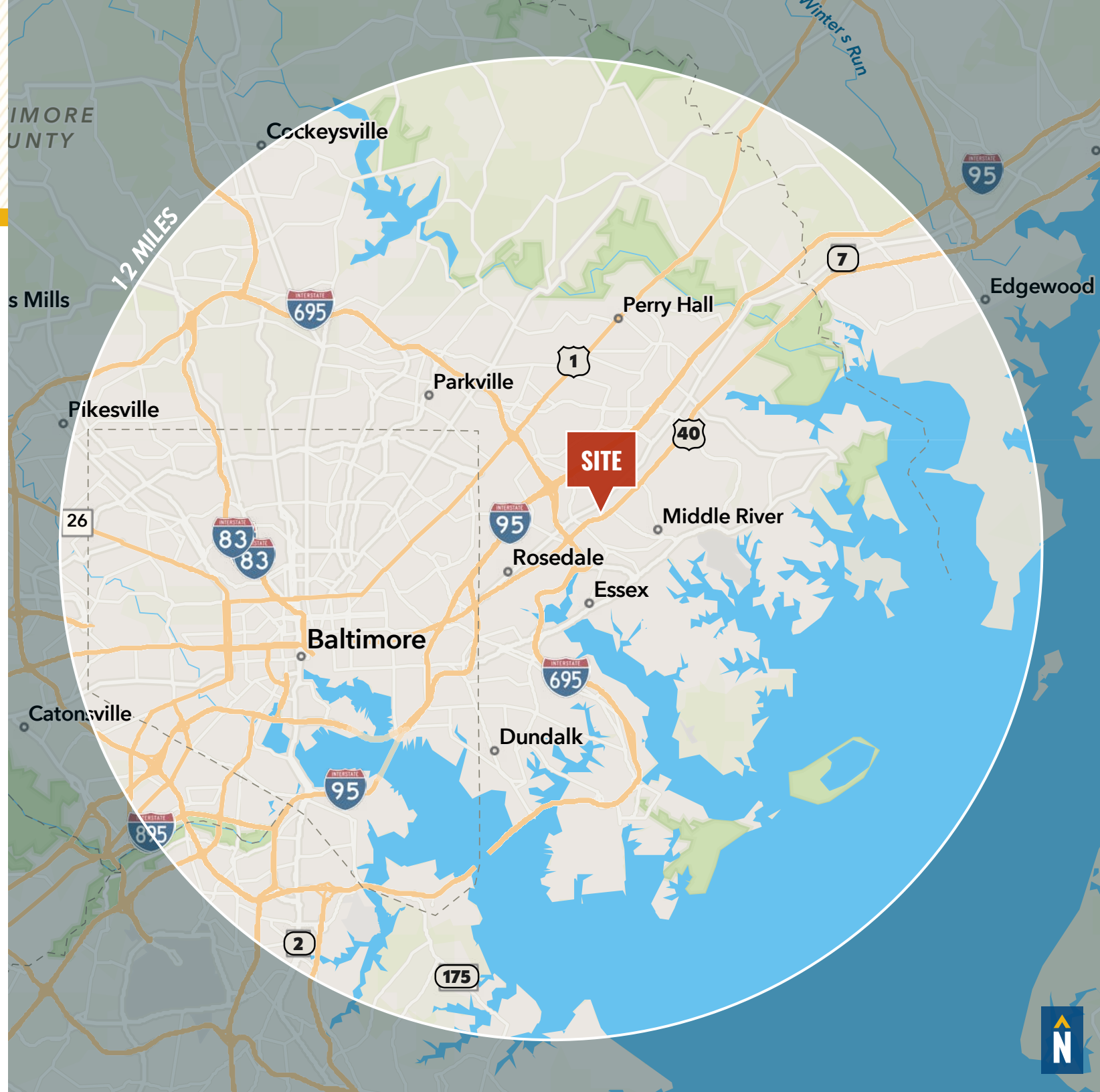
 9.4 MILES  
21 MIN. DRIVE  
(DUNDALK TERMINAL)

**BALTIMORE, MD** 8.7 MILES  
26 MIN.

**WASHINGTON, DC** 48.4 MILES  
1 HR. 11 MIN.

**PHILADELPHIA, PA** 99.4 MILES  
2 HR. 3 MIN.

**RICHMOND, VA** 162 MILES  
2 HRS. 44 MIN.



# FOR MORE INFO CONTACT:



**PATRICK SMITH, SIOR**

VICE PRESIDENT

410.494.4866

PSMITH@mackenziecommercial.com



**CHRIS BOLAND**

VICE PRESIDENT

410.494.6644

CBOLAND@mackenziecommercial.com



YELLOW BRICK INDUSTRIAL CENTER

A.B. FINCHER COMPANY	BOYD & PROCTOR LLC	WISH & E	
ACE METALLIC, INC.	BOYD LAND PLASTICS, INC.	WISH & C	
CAROL TERRY SYSTEMS	BOYD A-1	DAVIDSON AUTOGLASS	WISH & B
CLARKSON	BOYD B	WID BEARD DRILLING	WISH & A
COMPASS	BOYD C	TRUCKLAY NORTH AMERICA	WISH & D
DELBAE, LTD.	BOYD D	THE SHIP STORE	WISH & E
EAST COAST HEATING & COOLING	BOYD E	VALDES CONCRETE	WISH & F
FERRARI SECURITY, LLC	BOYD F	VENNET BOLAN, INC.	WISH & G
GRAN HOLDING SERVICES, LLC	BOYD G	WILLIAMS OF MD, INC.	WISH & H

5062-5070 Yellow Brick Road

**LEASE**

Laird Plastics

One location. The right way.

OPEN TO THE PUBLIC

→

FREE PARKING



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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