

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 \pm industrial warehouse building situated on 11.75 usable acres \pm
- » Includes 6,500 SF \pm of office space
- » Paved and fenced asphalt lot
- » On-site fueling station
- » Easy access to I-95, I-695, I-895
- » Located in an Opportunity Zone

TOTAL BLDG. SIZE:

84,086 SF \pm

LOT SIZE:

11.75 AC \pm (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

17.68 AC TOTAL
11.75 USABLE

CLEAR HEIGHT: 20' (VARIES)

LOADING DOCKS: 13

DRIVE INS: 6

SPRINKLERS: WET

POWER: 3 PHASE (HEAVY)



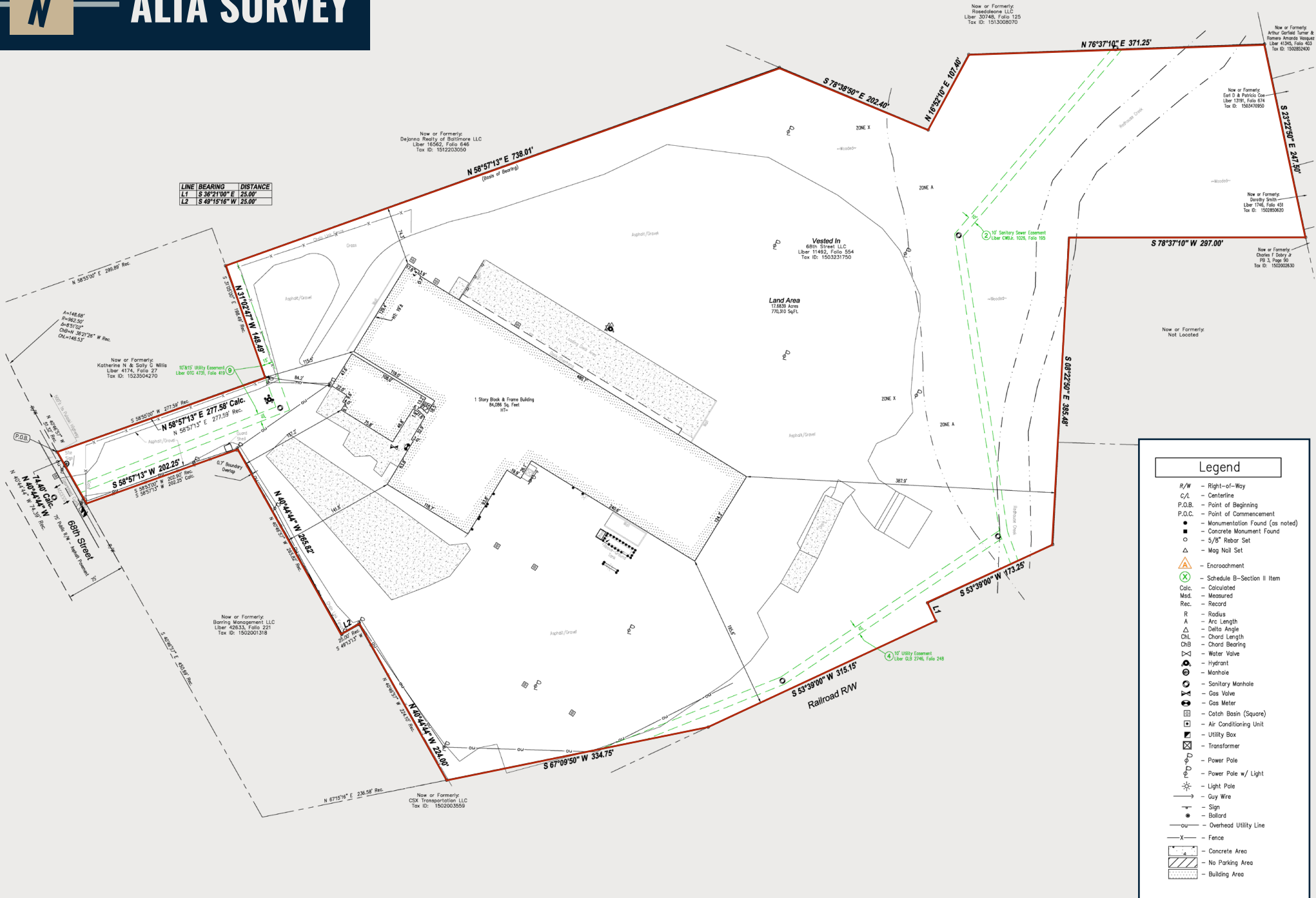
AERIAL





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
- Mod. - Measured
- Rec. - Record
- R - Radius
- A - Arc Length
- Δ - Delta Angle
- CHL - Chord Length
- CHB - Chord Bearing
- W-V - Water Valve
- W-H - Hydrant
- M - Manhole
- S - Sanitary Manhole
- C-V - Gas Valve
- C-M - Gas Meter
- C-B - Catch Basin (Square)
- A-U - Air Conditioning Unit
- U-B - Utility Box
- T - Transformer
- P - Power Pole
- P-L - Power Pole w/ Light
- L - Light Pole
- G - Guy Wire
- S - Sign
- B - Ballard
- OU - Overhead Utility Line
- X - Fence
- - Concrete Area
- ▨ - No Parking Area
- ▩ - Building Area



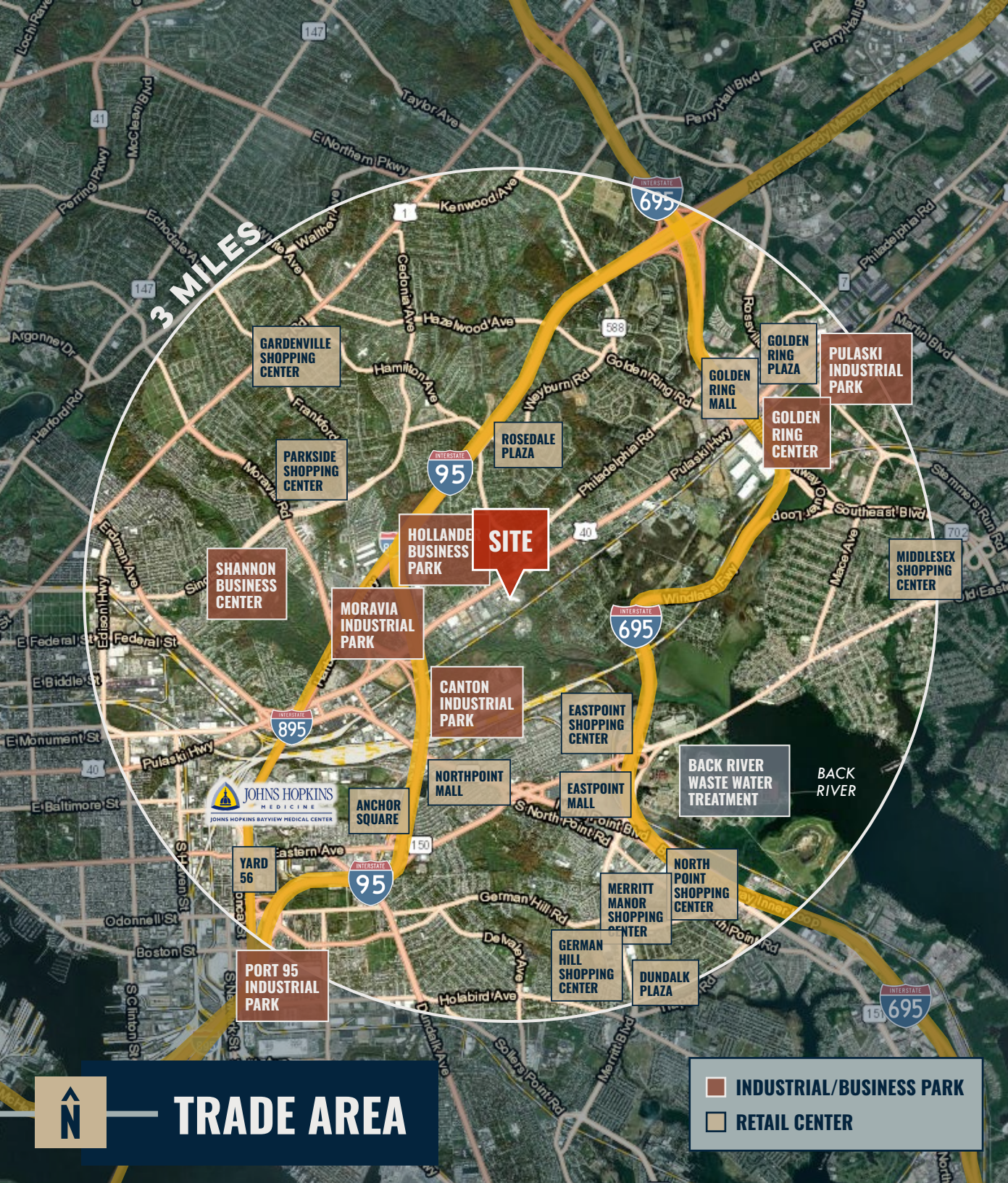
68TH ST



PULASKI HWY

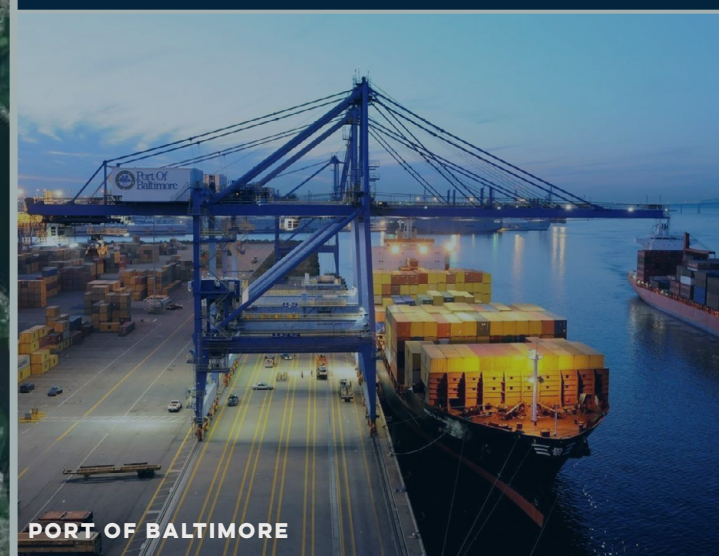


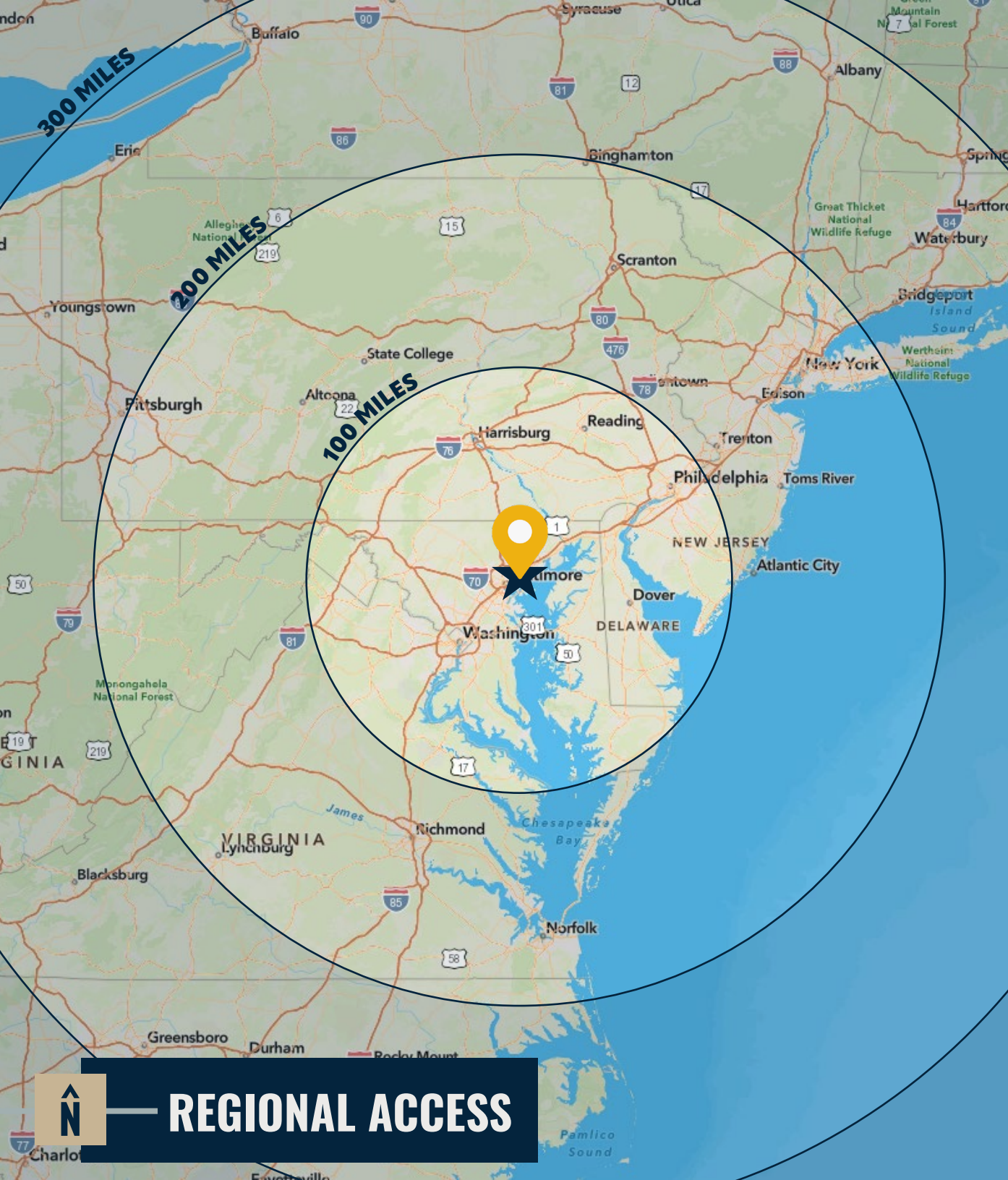
LOCAL BIRDSEYE




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.





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**



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