

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
- » Located in an Opportunity Zone

**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]**



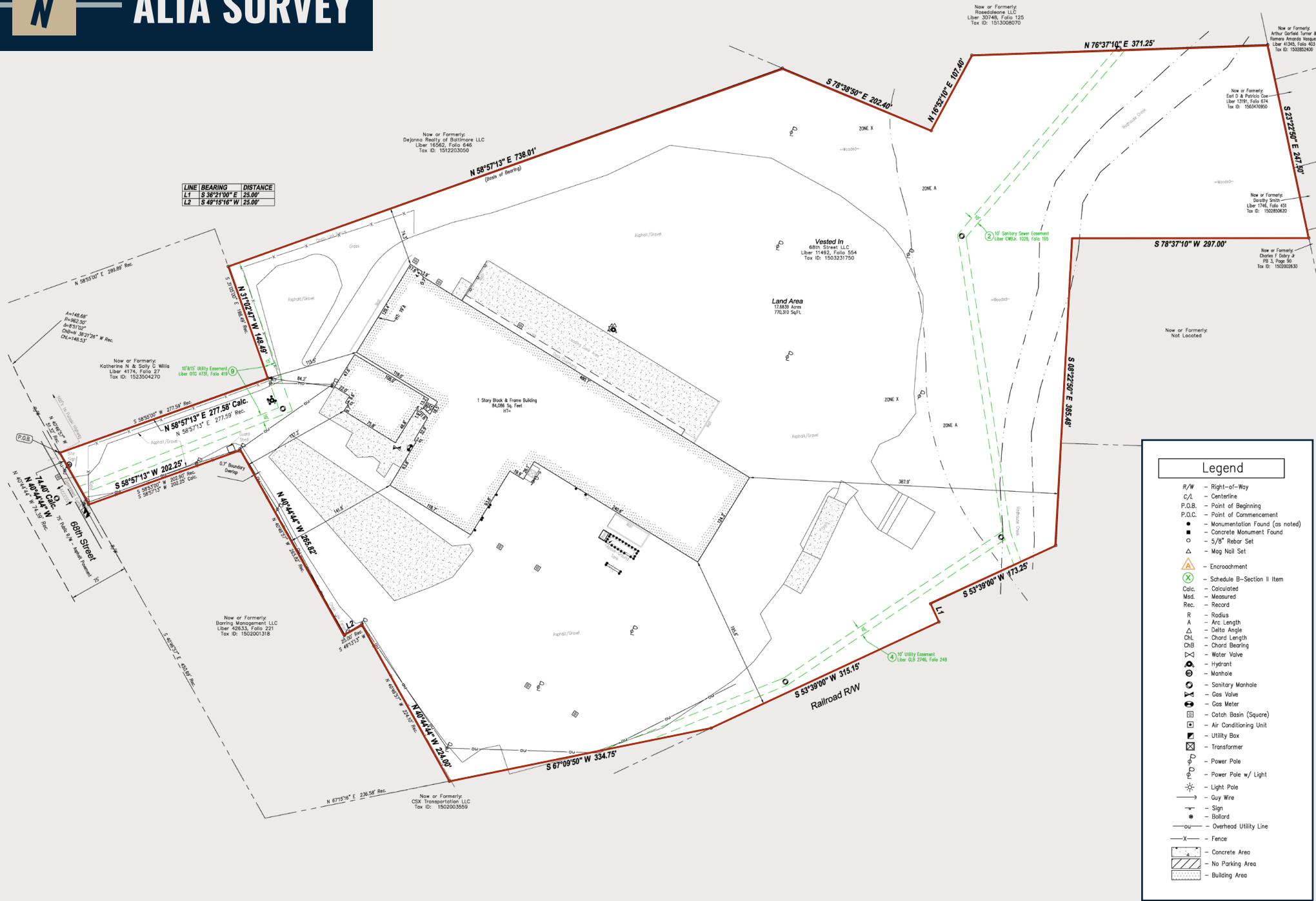
**GOOGLE STREET VIEW**







# ALTA SURVEY





INTERSTATE  
95

INTERSTATE  
95



68TH ST

Wawa

Red-D-Arc  
Welderentals



Shell  
DUNKIN'

40

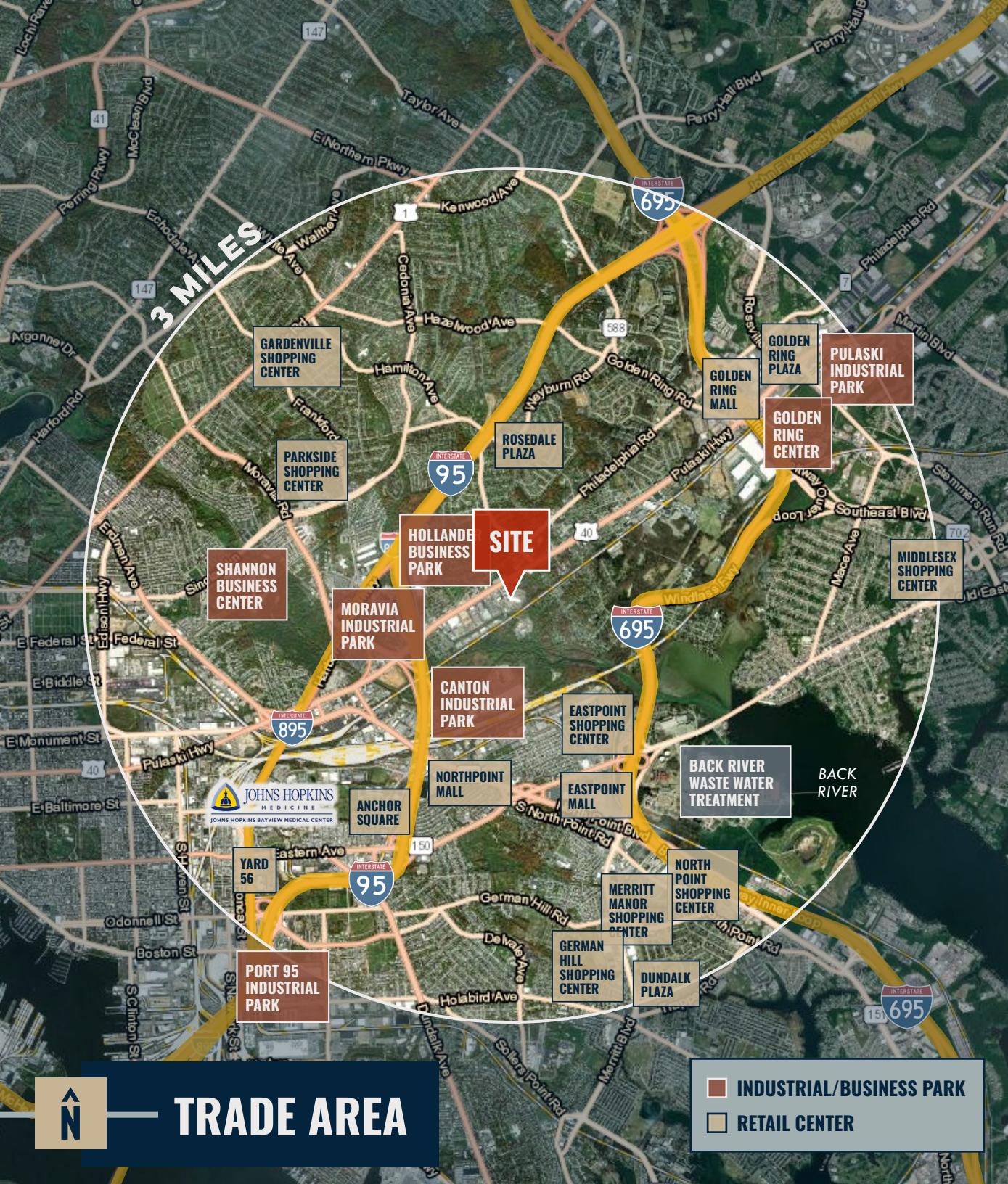


PULASKI HWY

DEJANA  
Truck and Utility Equipment

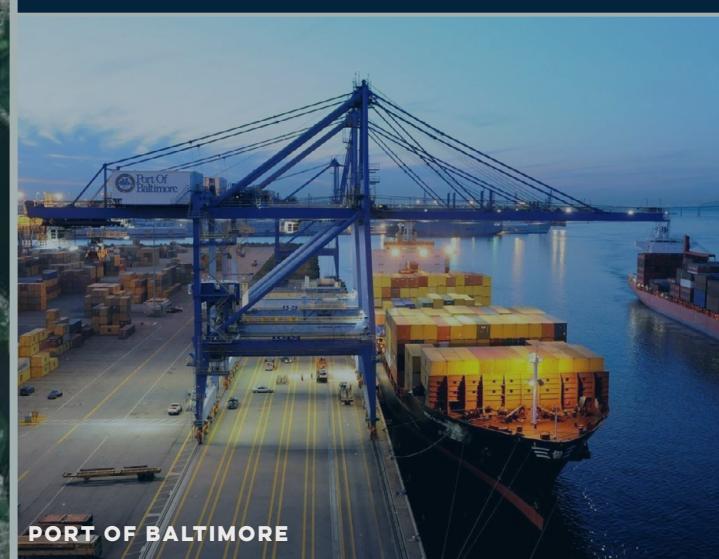


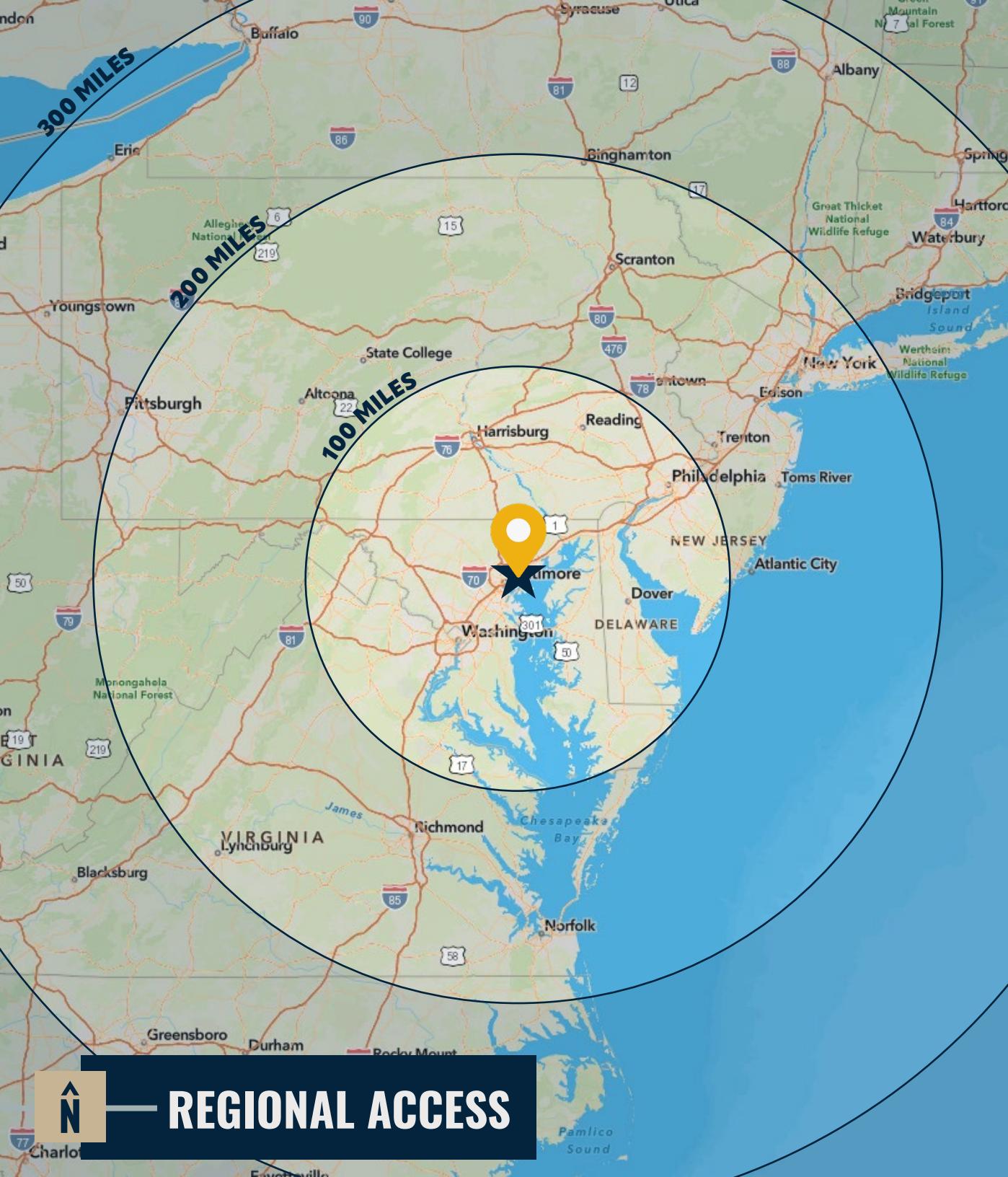
LOCAL BIRDSEYE



	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.	
<b>TRANSPORTATION POINTS OF INTEREST:</b>			
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...**





DRIVING DISTANCE TO...	MAJOR HIGHWAYS:	MILES:	DRIVE TIME:
BALTIMORE, MD	Interstate 95	5.3	15 MIN.
ANNAPOLIS, MD	Interstate 95	34.3	38 MIN.
WASHINGTON, DC	Interstate 95	45.2	1 HR. 0 MIN.
PHILADELPHIA, PA	Interstate 95	96.4	1 HR. 30 MIN.
RICHMOND, VA	Interstate 95	164.0	2 HRS. 30 MIN.
NEW YORK, NY	Interstate 95	182.0	2 HRS. 50 MIN.
PITTSBURGH, PA	Interstate 95	254.0	3 HRS. 50 MIN.
NORFOLK, VA	Interstate 95	257.0	3 HRS. 55 MIN.





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