

FOR LEASE

 Baltimore County, MD

9627

9627 PHILADELPHIA ROAD

ROSEDALE, MARYLAND 21237

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Bill Whitty | Senior VP & Principal

☎ 410.494.4862 ✉ bwhitty@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Henson Ford | Sr. Real Estate Advisor

☎ 410.494.6657 ✉ hford@mackenziecommercial.com

FOR LEASE

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9627 PHILADELPHIA ROAD

ROSEDALE, MARYLAND 21237

AVAILABLE

Suite 130: 2,775 sf
(available immediately)

BUILDING SIZE

37,991 sf

ZONING

ML (Manufacturing, Light)

TRAFFIC COUNT

20,861 AADT (Pulaski Hwy)

RENTAL RATE

\$14.50, NNN

HIGHLIGHTS

- ▶ First Floor Direct Access Suite
- ▶ Monument Signage Available
- ▶ Medical/Office Buildout
- ▶ Tenant Controlled HVAC and Utilities
- ▶ Convenient Access to I-95 and I-695



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AERIAL

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FOR LEASE

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FLOOR PLAN

9627 PHILADELPHIA ROAD | ROSEDALE, MARYLAND 21237

9627 Phila Rd
SUITE 130
+/- 2,775 sq ft

