



FOR LEASE

INDUSTRIAL/AUTOMOTIVE SERVICE BLDG.

8113 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237



PROPERTY OVERVIEW

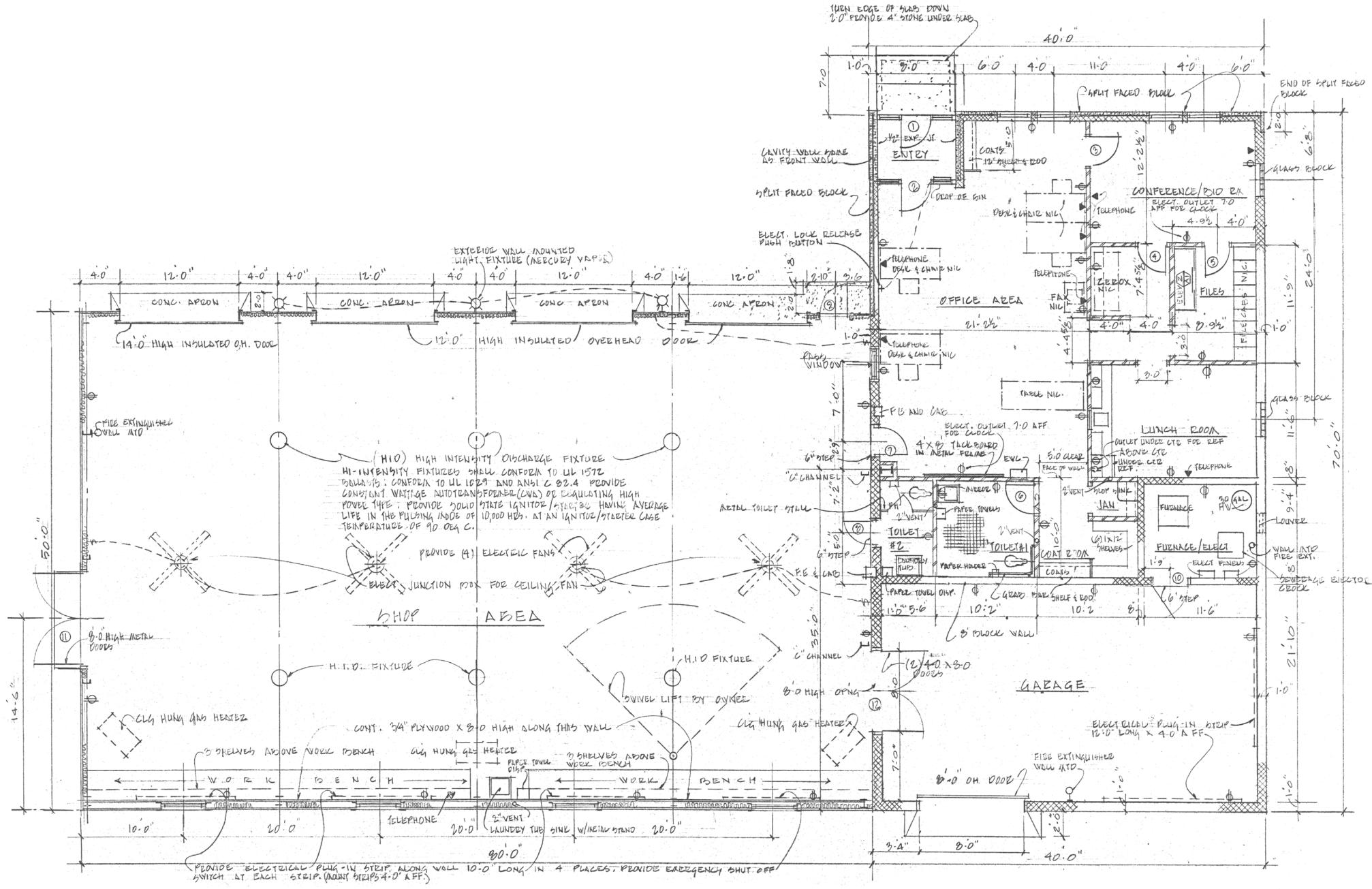
HIGHLIGHTS:

- 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)

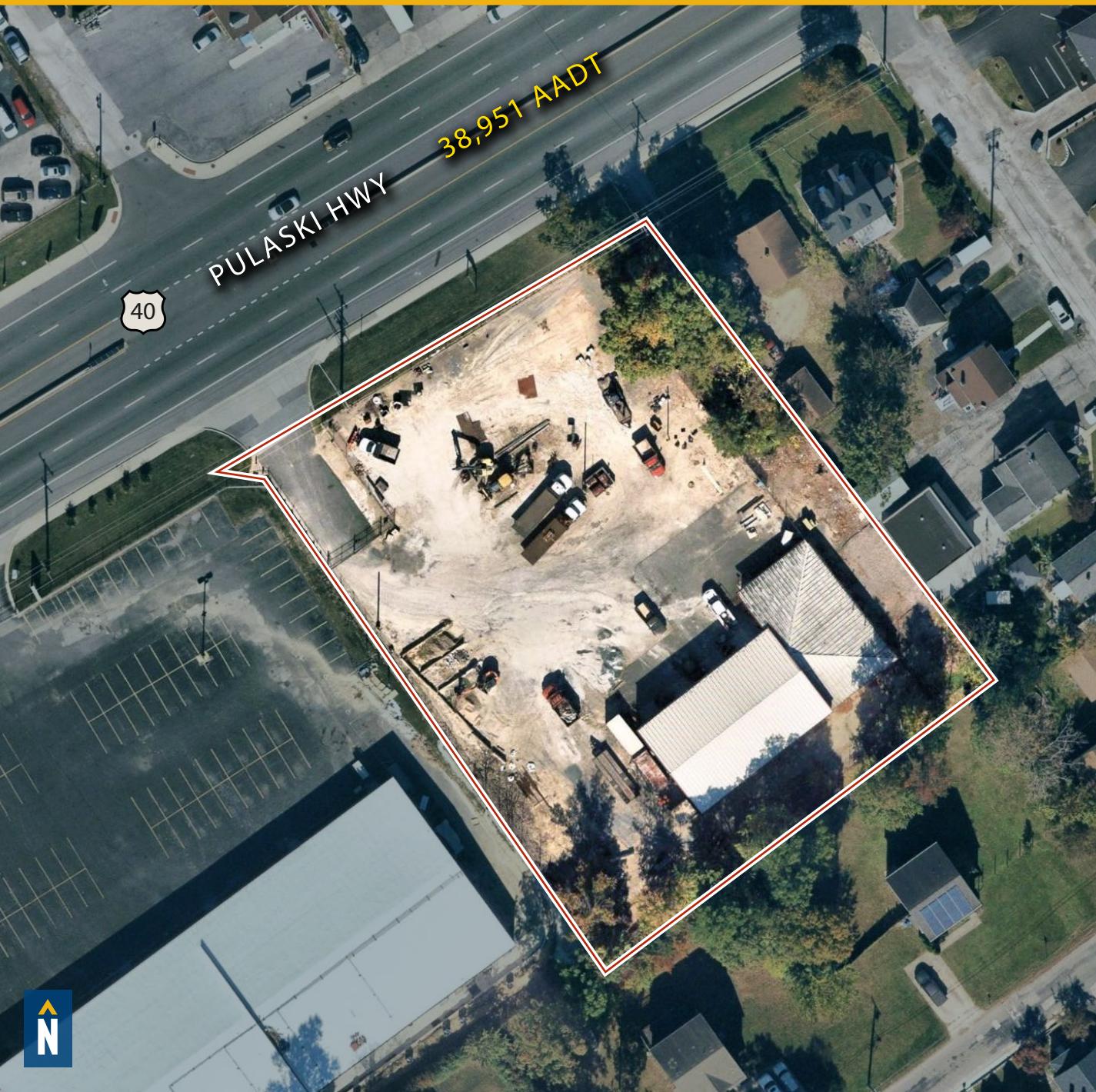
BUILDING SIZE:	6,800 SF ±
LOT SIZE:	1.48 ACRES ±
CLEAR HEIGHT:	UP TO 24' ±
DRIVE-INS:	4 (12' W x 14' H)
POWER	3 PHASE
UTILITIES:	PUBLIC WATER, SEWER, NATURAL GAS
ZONING:	BR AS (BUSINESS ROADSIDE) [AUTOMOTIVE SERVICES OVERLAY]



FLOOR PLAN



AERIAL



LOCAL BIRDSEYE



TRADE AREA

- DRIVING DISTANCE TO:



1.5 MILES
3 MIN. DRIVE



1.9 MILES
4 MIN. DRIVE



2.1 MILES
5 MIN. DRIVE



7.0 MILES
12 MIN. DRIVE
**(SEAGIRT
MARINE TERMINAL)**



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:



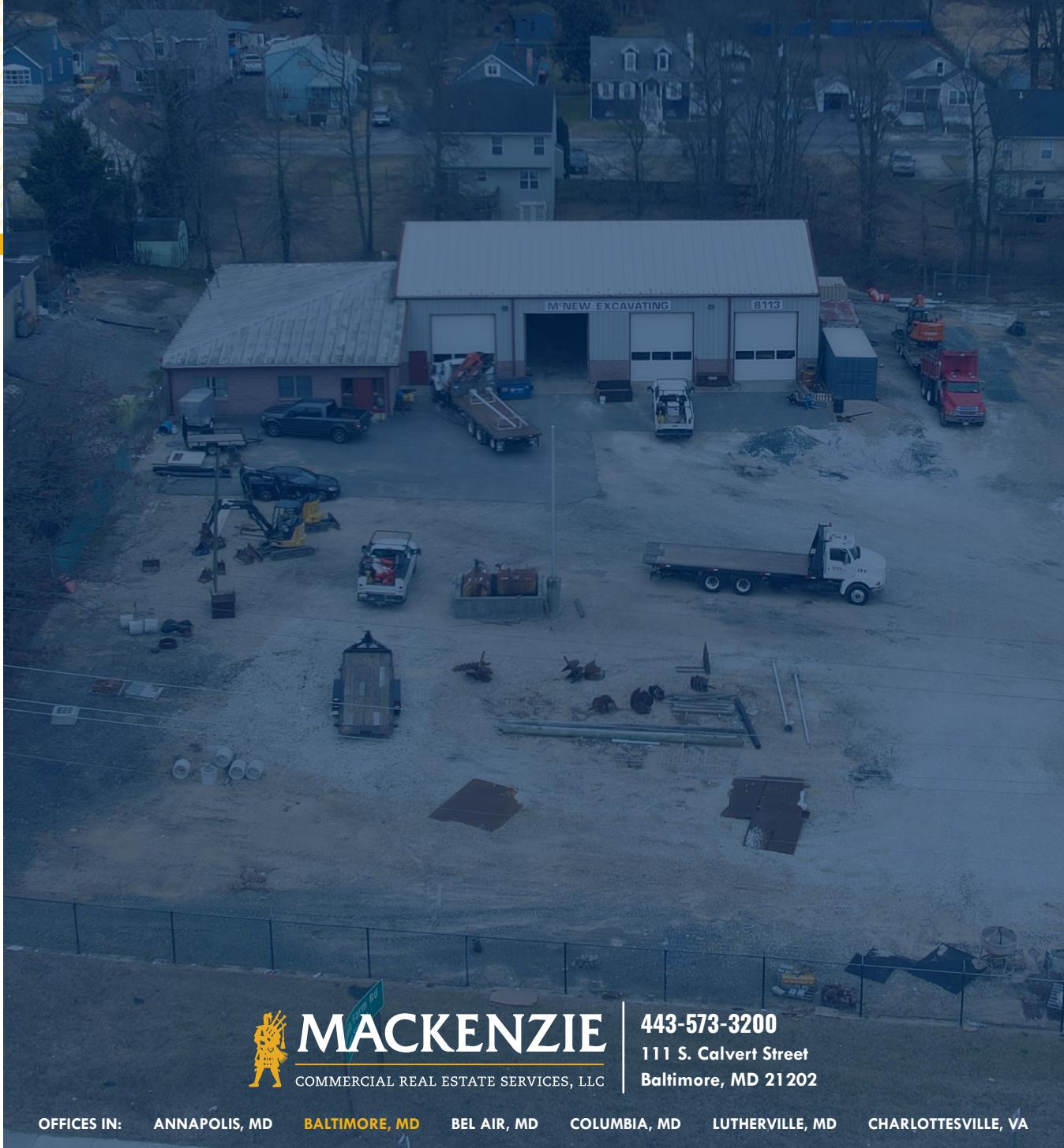
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