



FOR **LEASE**

# INDUSTRIAL/AUTOMOTIVE SERVICE BLDG.

8113 PULASKI HIGHWAY | ROSEDALE, MARYLAND 21237



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 6,800 SF  $\pm$  warehouse with shop area/garage
- Includes 1,500 SF  $\pm$  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  $\pm$

LOT SIZE:

1.48 ACRES  $\pm$

CLEAR HEIGHT:

UP TO 24'  $\pm$

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]



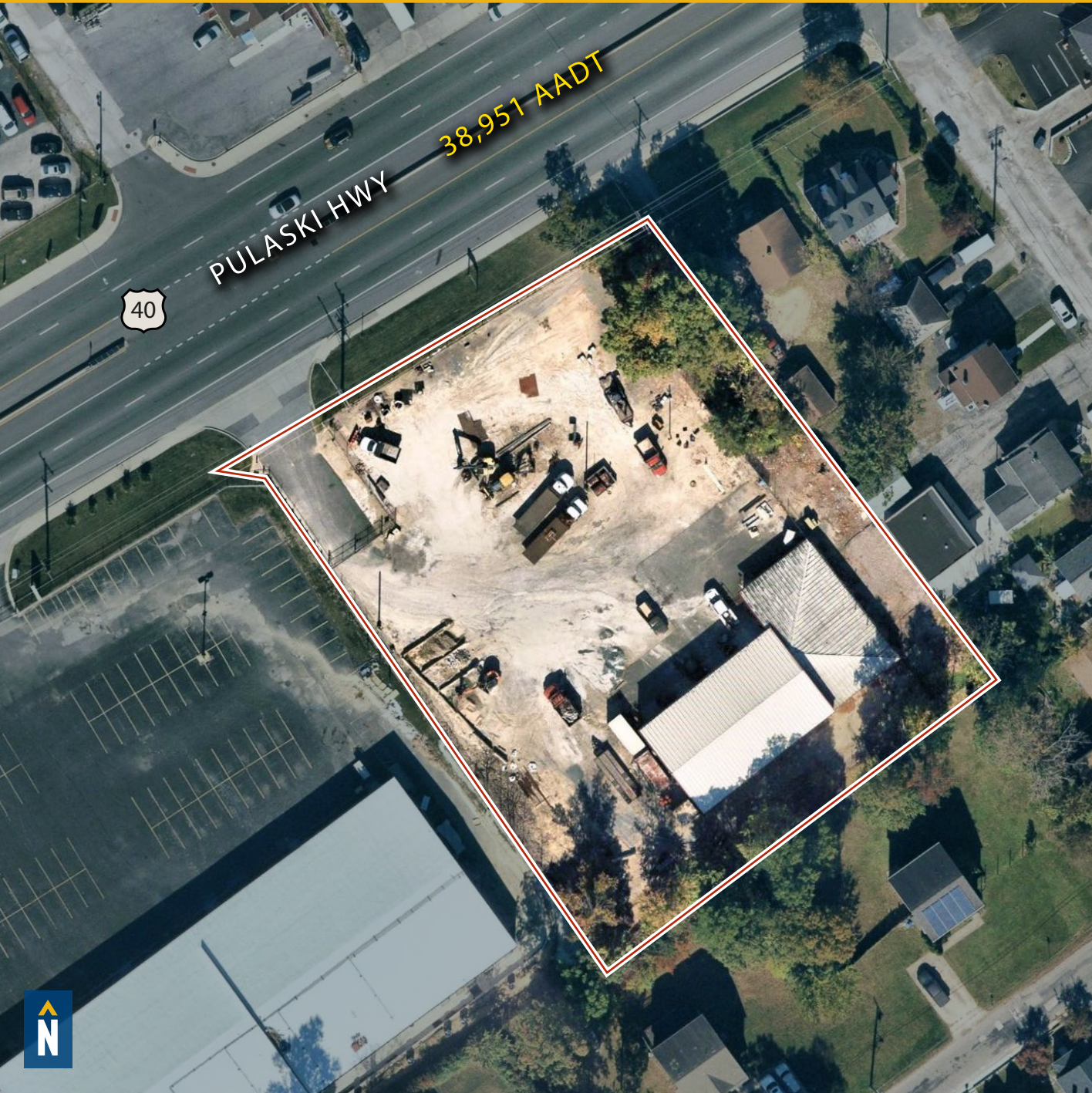
GOOGLE STREET VIEW



[illegible]



# 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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## **ALTON CURRY**

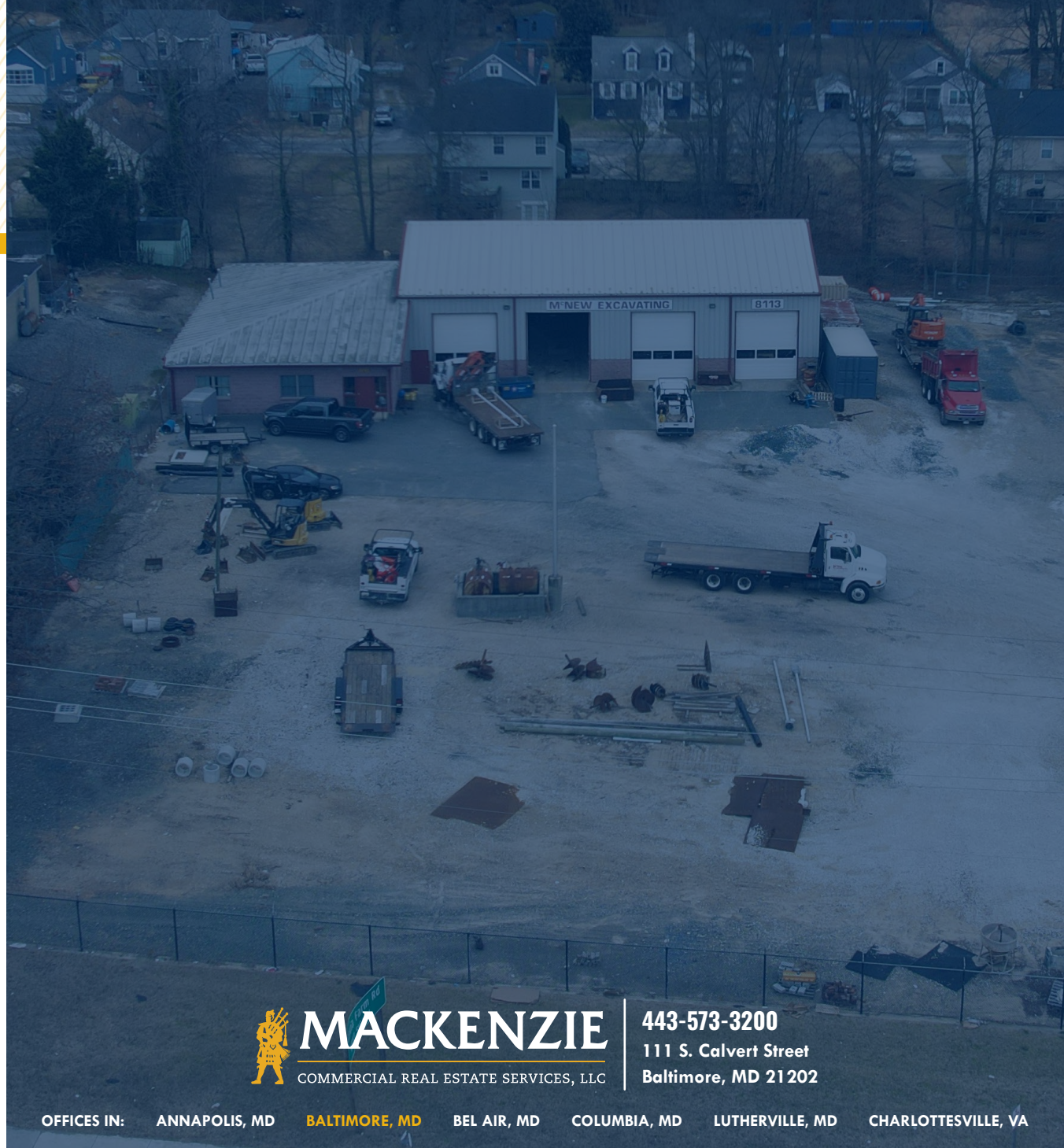
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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