

FOR **LEASE**



PULASKI HWY

MULTIPLE
LEASING
SCENARIOS

INDUSTRIAL WAREHOUSE
WITH OUTDOOR STORAGE

1205 68TH STREET | ROSEDALE, MD 21237



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

 **Triten**
REAL ESTATE PARTNERS

- » 84,086 SF ± industrial warehouse building (multiple leasing scenarios)
- » 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 ±

TOTAL IOS:

10.00 AC ± (USABLE)

TOTAL LOADING:

13 DOCKS, 4 DRIVE-INS

ZONING (CLICK FOR PERMITTED USES)

**MH IM
(MANUFACTURING, HEAVY)
[INDUSTRIAL, MAJOR DISTRICT]**

OPTION 1:

**ENTIRE 84,086 SF ± BUILDING
WITH 10.00 AC ± OF OUTDOOR STORAGE**



LEASE RATE:

NEGOTIABLE

OPTION 2:

**15,000 SF ± WAREHOUSE
WITH 3.5 AC ± OF OUTDOOR STORAGE**

OPTION 3:

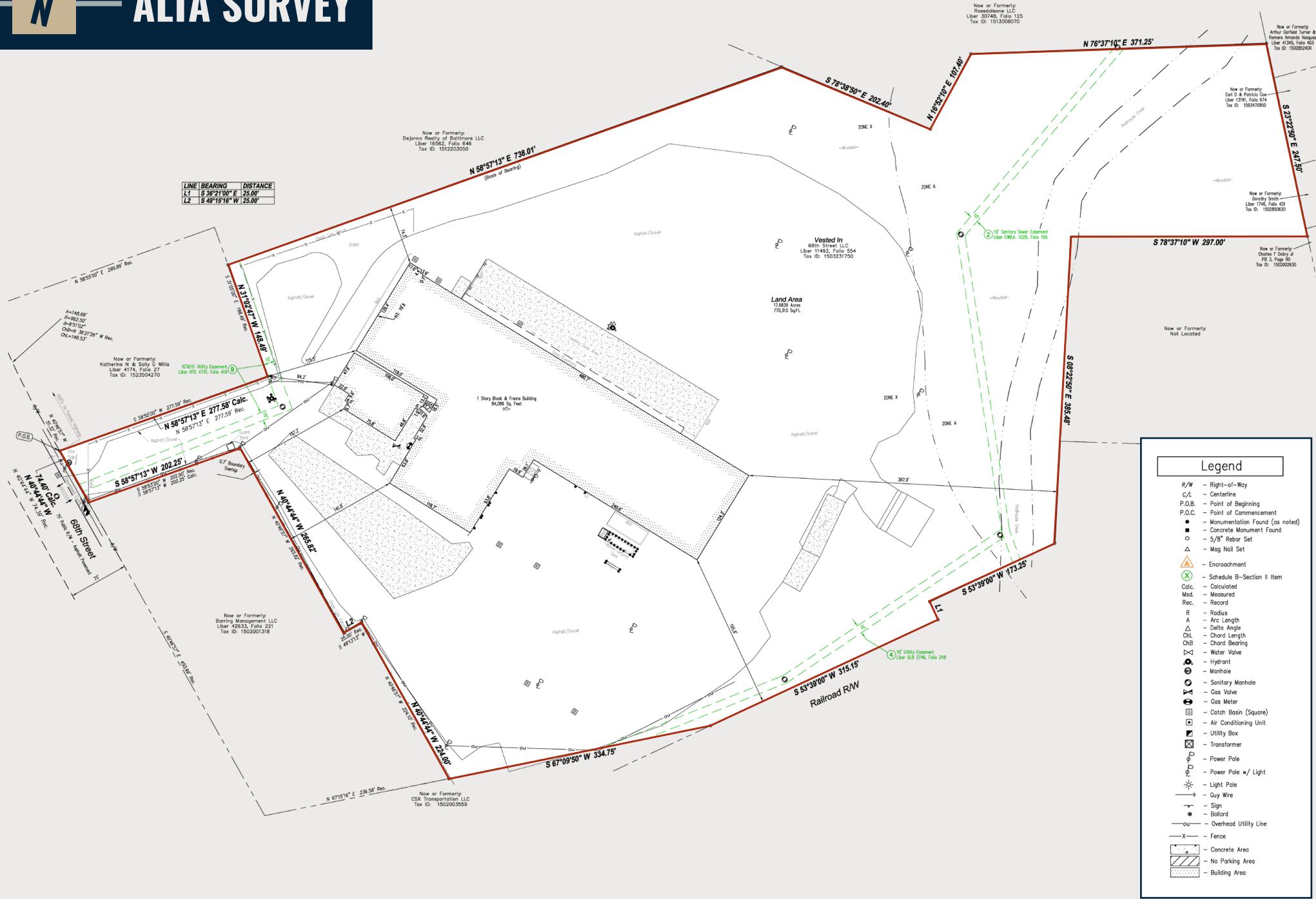
**62,500 SF ± WAREHOUSE PLUS 6,500 SF ±
OFFICE AND 6.5 AC ± OF OUTDOOR STORAGE**







ALTA SURVEY



OPTION 1:

ENTIRE 84,086 SF ± ON 11.75 AC ±

OPTION 2:

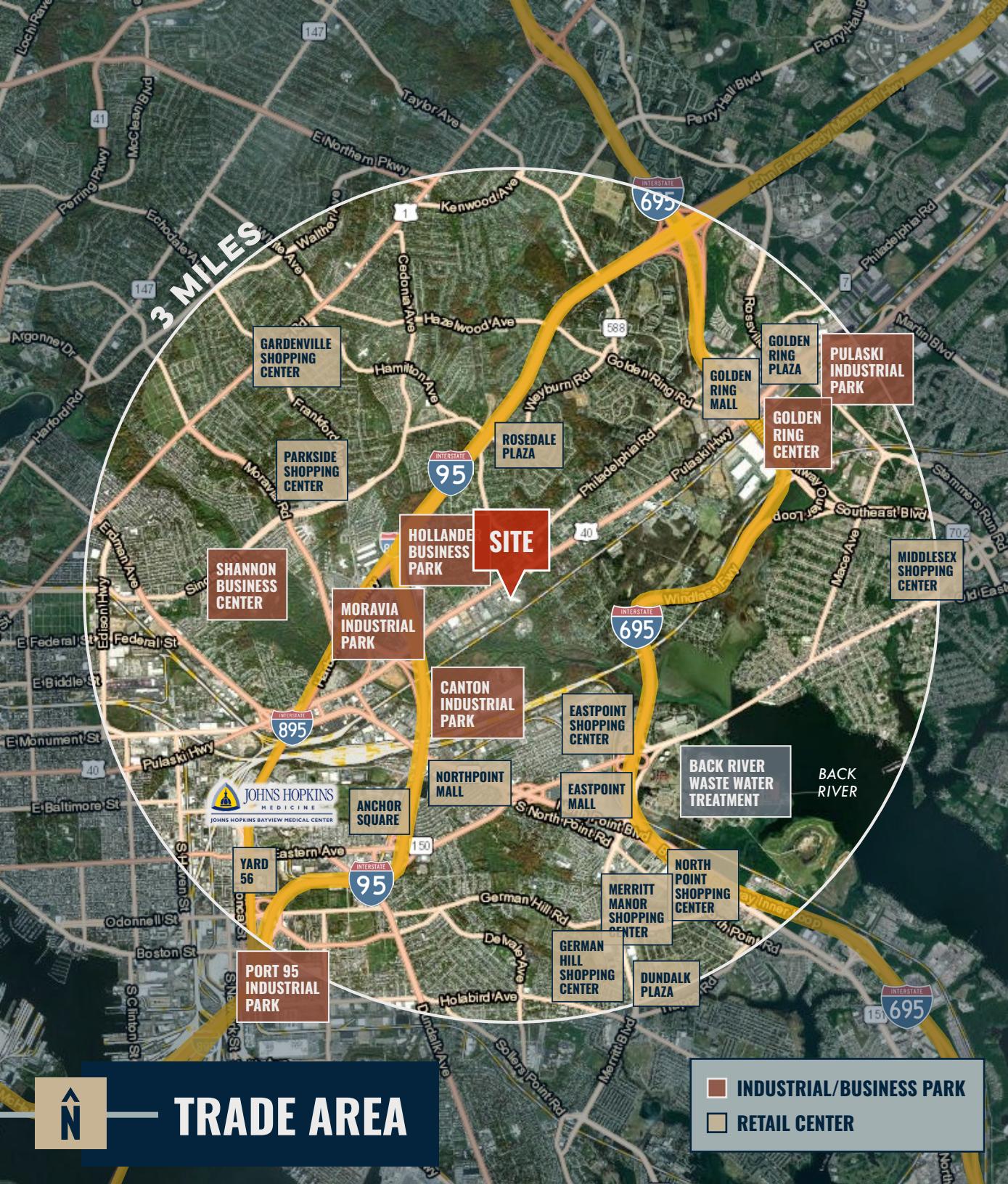
**15,000 SF ±
WAREHOUSE
WITH 3.5 AC ± OF
OUTDOOR STORAGE**

OPTION 3:

62,500 SF ±
WAREHOUSE
W/ **6,500 ± OFFICE**
AND **9.0 AC ± OF**
OUTDOOR STORAGE

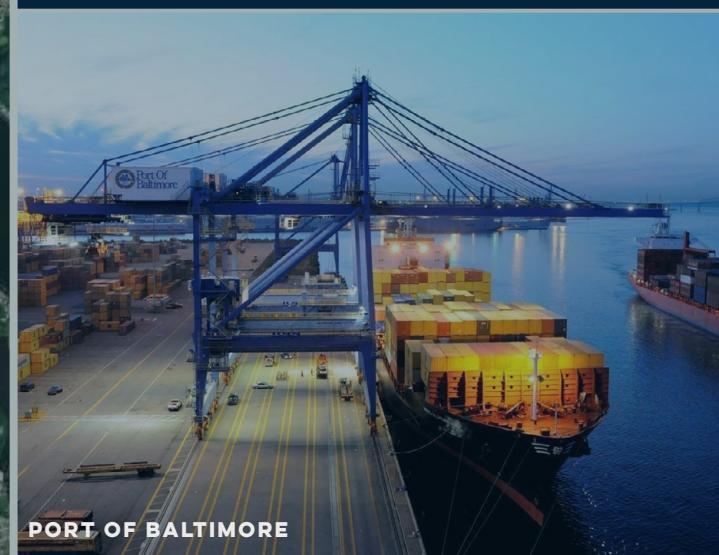


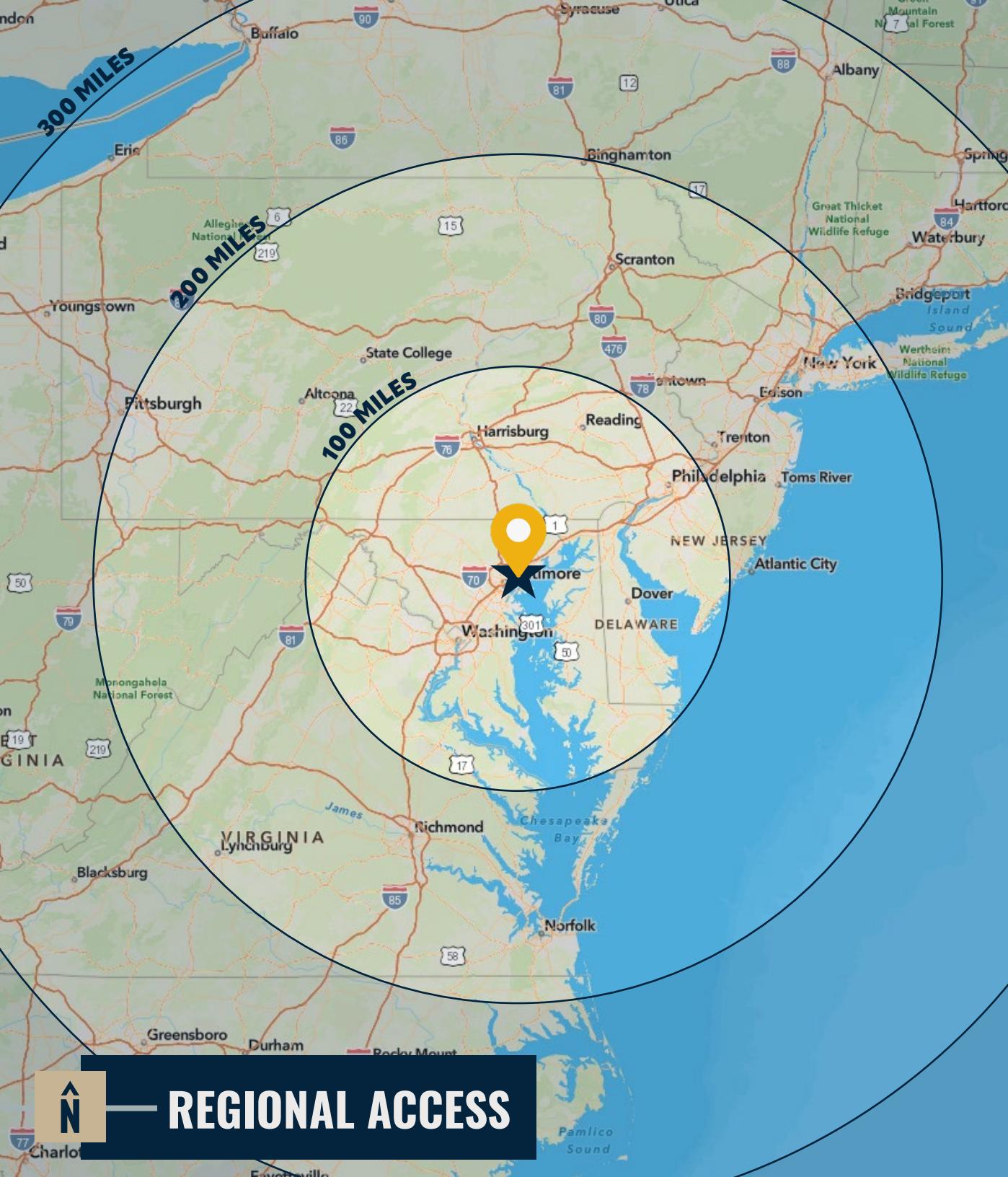
LOCAL BIRDSEYE



	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.	
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...





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.





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