

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 \pm industrial warehouse building (multiple leasing scenarios)
- » Includes 6,500 SF \pm 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 \pm
TOTAL IOS:	10.00 AC \pm (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 \pm BUILDING
WITH 10.00 AC \pm OF OUTDOOR STORAGE

OPTION 2:

15,000 SF \pm WAREHOUSE
WITH 3.5 AC \pm OF OUTDOOR STORAGE

OPTION 3:

62,500 SF \pm WAREHOUSE PLUS 6,500 SF \pm
OFFICE AND 6.5 AC \pm OF OUTDOOR STORAGE



PULASKI HWY

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United Rentals

DEJANA
Truck and Utility Equipment

SUNBELT
RENTALS

CRW
PARTS

17.68 AC TOTAL
10.00 USABLE

OPTION 3

6.50 AC ±

62,500 SF ±
WAREHOUSE

6,500 SF ±
OFFICE

15,000 SF ±
SERVICE
WAREHOUSE

OPTION 2

3.50 AC ±

CLEAR HEIGHT: 20' (VARIES)

LOADING DOCKS: 13

DRIVE INS: 4

SPRINKLERS: WET

POWER: 3 PHASE (HEAVY)



FUELING STATION



AVAILABLE SEPARATELY

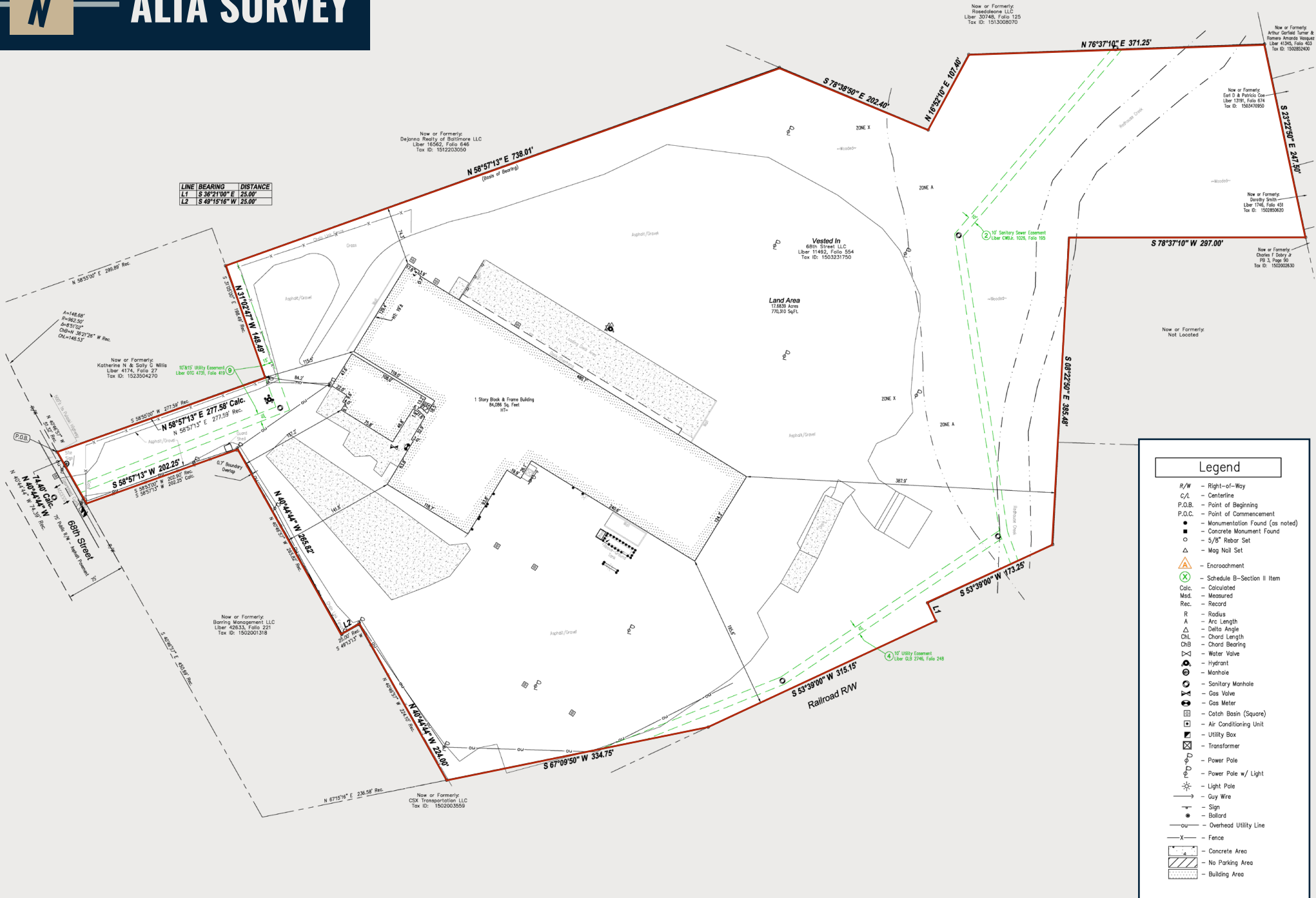
AERIAL





ALTA SURVEY

LINE	BEARING	DISTANCE
L1	S 36°21'00" E	25.00'
L2	S 49°15'16" W	25.00'





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

Wawa

**Red-D-Arc
Welderentals**



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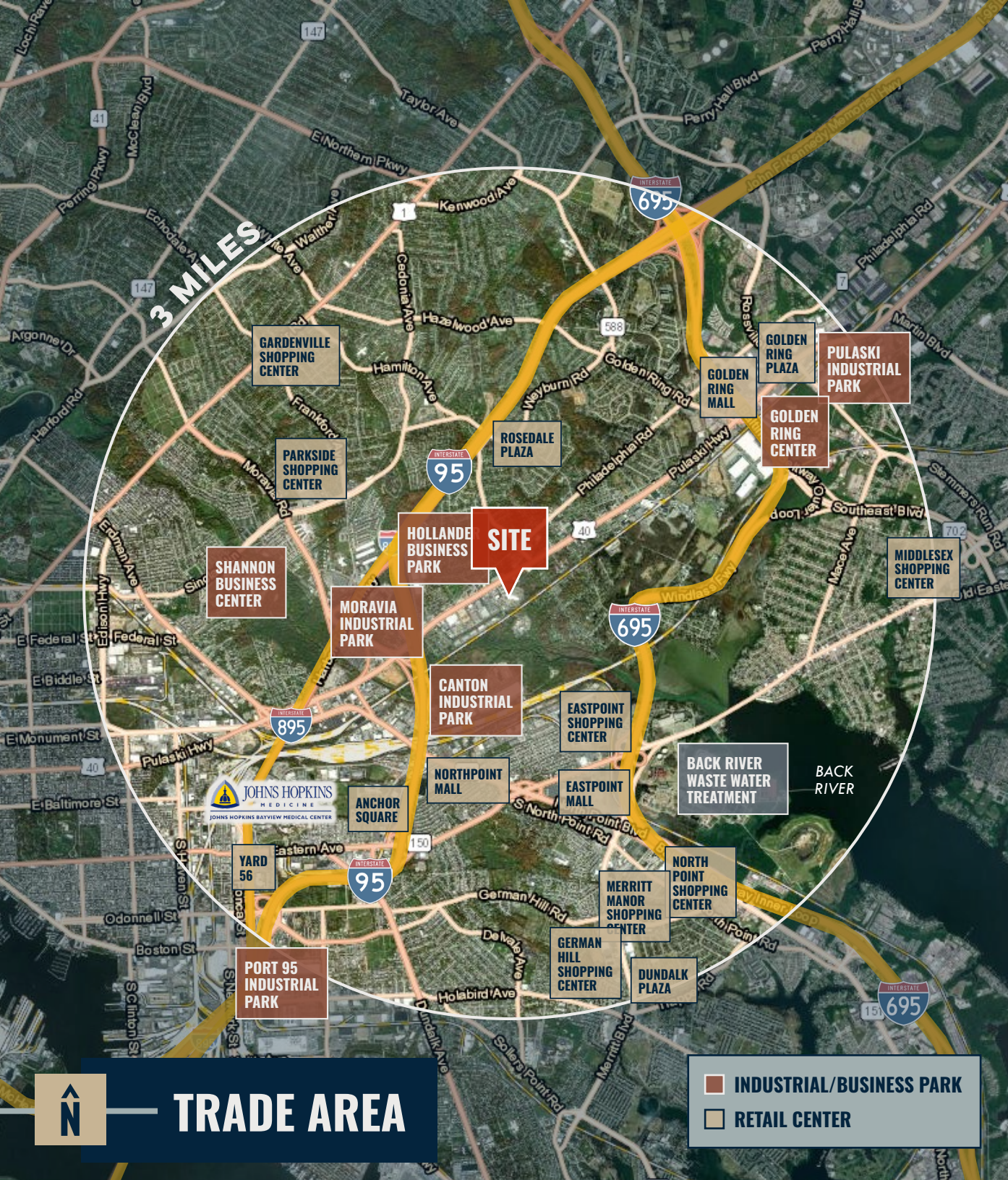


PULASKI HWY

68TH ST

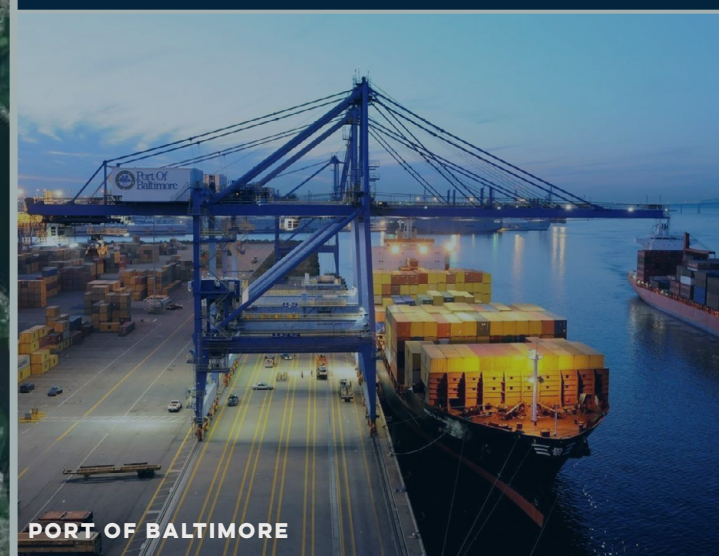


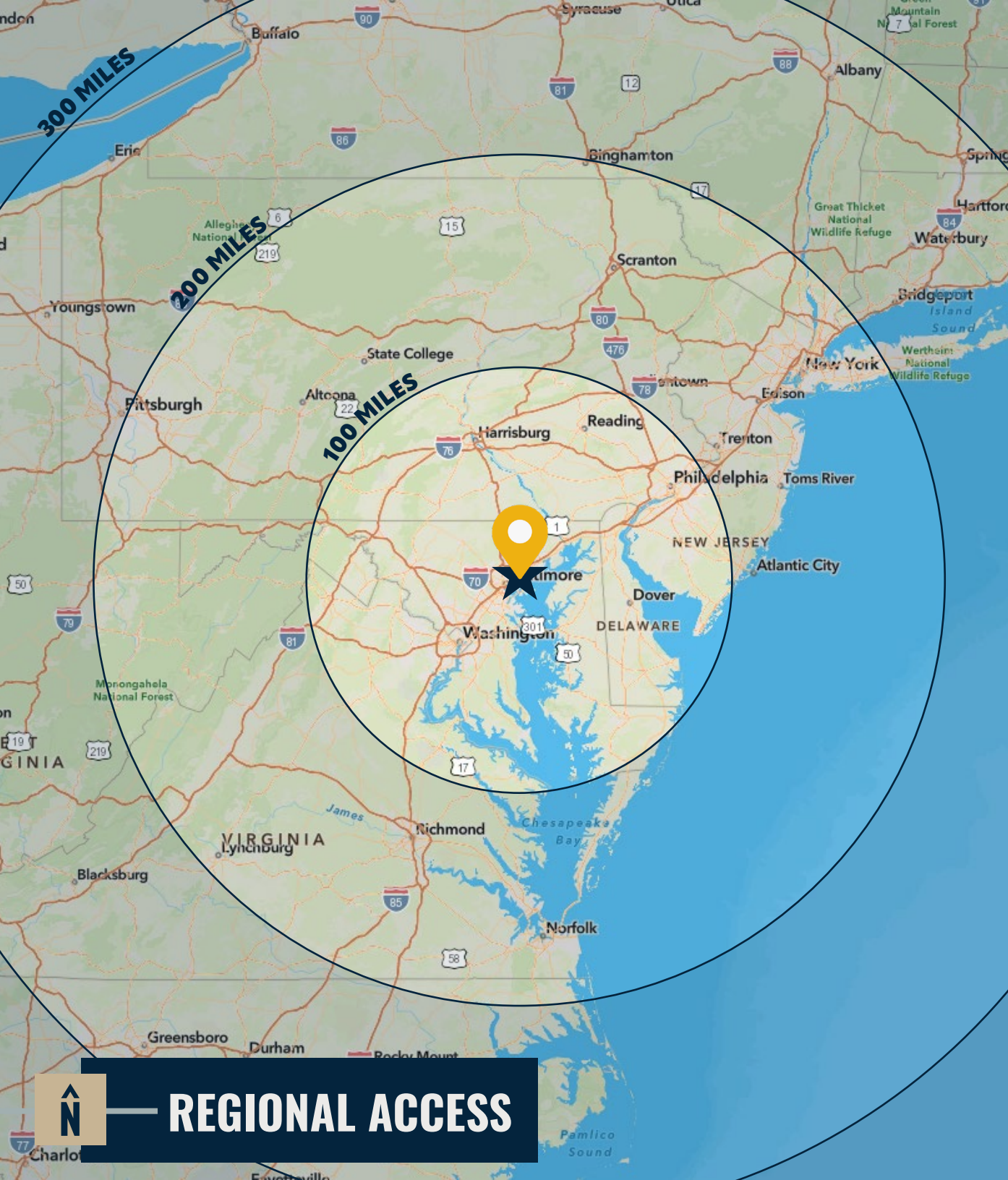
DEJANA
Truck and Utility Equipment



DRIVING DISTANCE TO...

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.





REGIONAL ACCESS

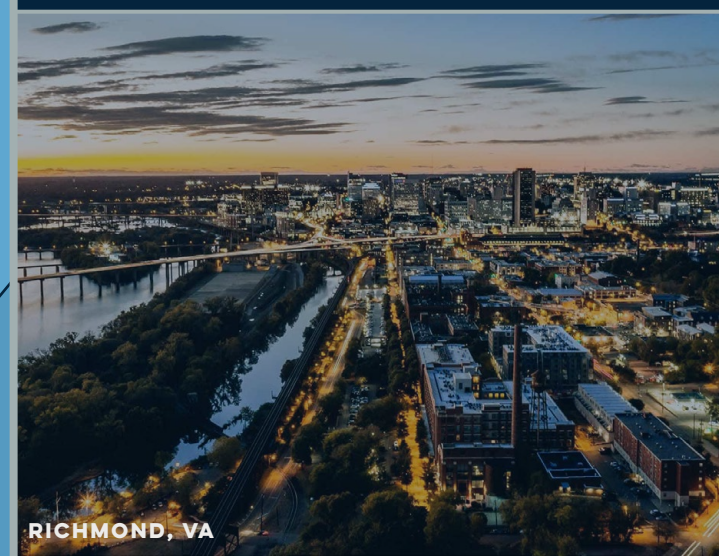


WASHINGTON, DC



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.



RICHMOND, VA



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