

704 PULASKI HWY, JOPPA, MD 21085



REFRIGERATED/FREEZER WAREHOUSE SPACE AVAILABLE

FOR LEASE \$12.00 PER SQ.FT. NNN



DEMOGRAPHICS:

Population	3 MILE		5 MILE
2024 Total Population:	35,877		93,478
Pop. Growth 2024-2029:	0.6%		0.4%
Median Age:	38.1		40
Households			
2024 Total Households:	13,530		34,756
Median Household Income:	\$76,687		\$92,290
Avg. Household Size:	2.6		2.6

CONTACT:

Ron Ballard
410-937-4947
ronb@bcvcommercial.com

Bill Vanden Eynden
443-528-6782
billv@bcvcommercial.com

Property Highlights:

- 23 Refrigerated receiving/loading docks
- Great visibility and location on Pulaski Highway (Rt 40)
- Located close to I-95
- Total Square Footage - 22,000 +/-
- 10,900 +/- Available Immediately
- Refrigerated warehouse
- Large walk-in freezers
- Three (3) large walk-in coolers
- Four (4) tractor trailers—1 freezer, 1 refrigerated, 2 dry storage. Not included in total square footage numbers
- Offices upstairs (1960 sq ft) and main level
- Traffic Counts - 27,296 units/day



1920 Rock Spring Rd, Suite 101, Forest Hill, MD 21050

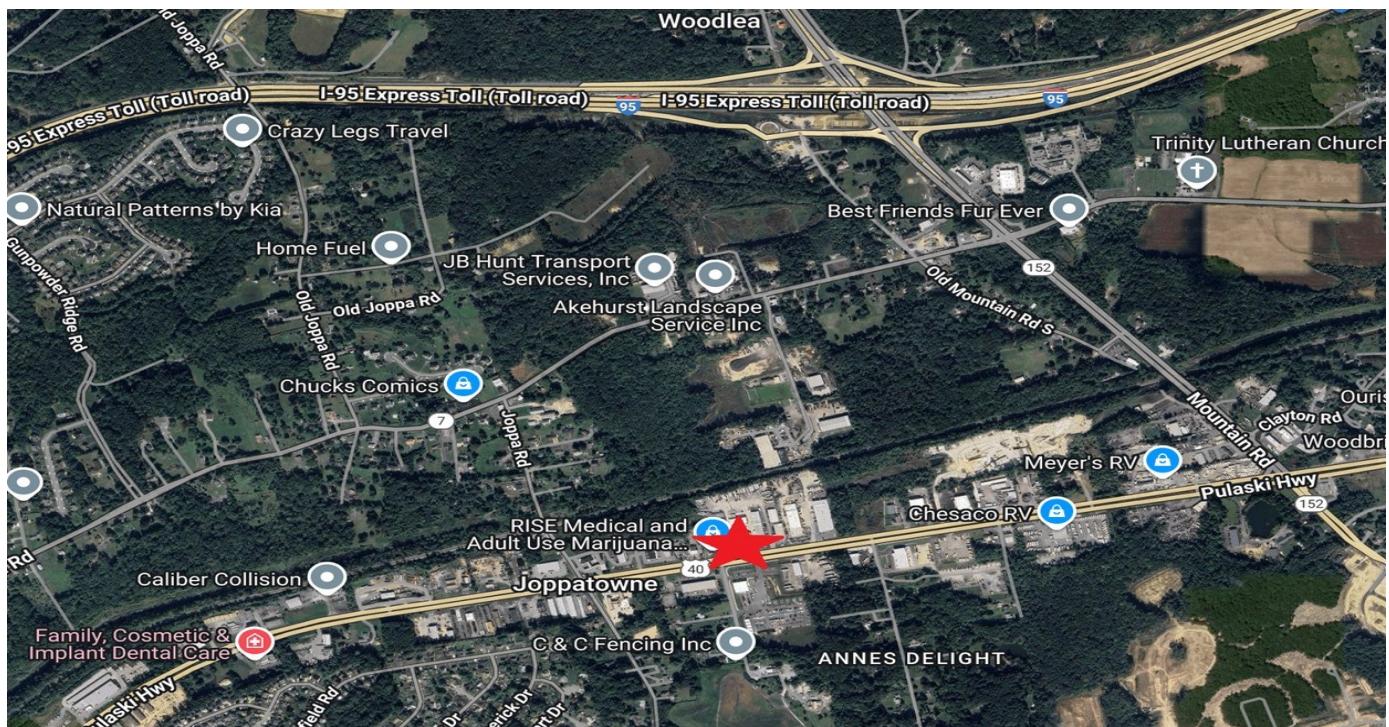
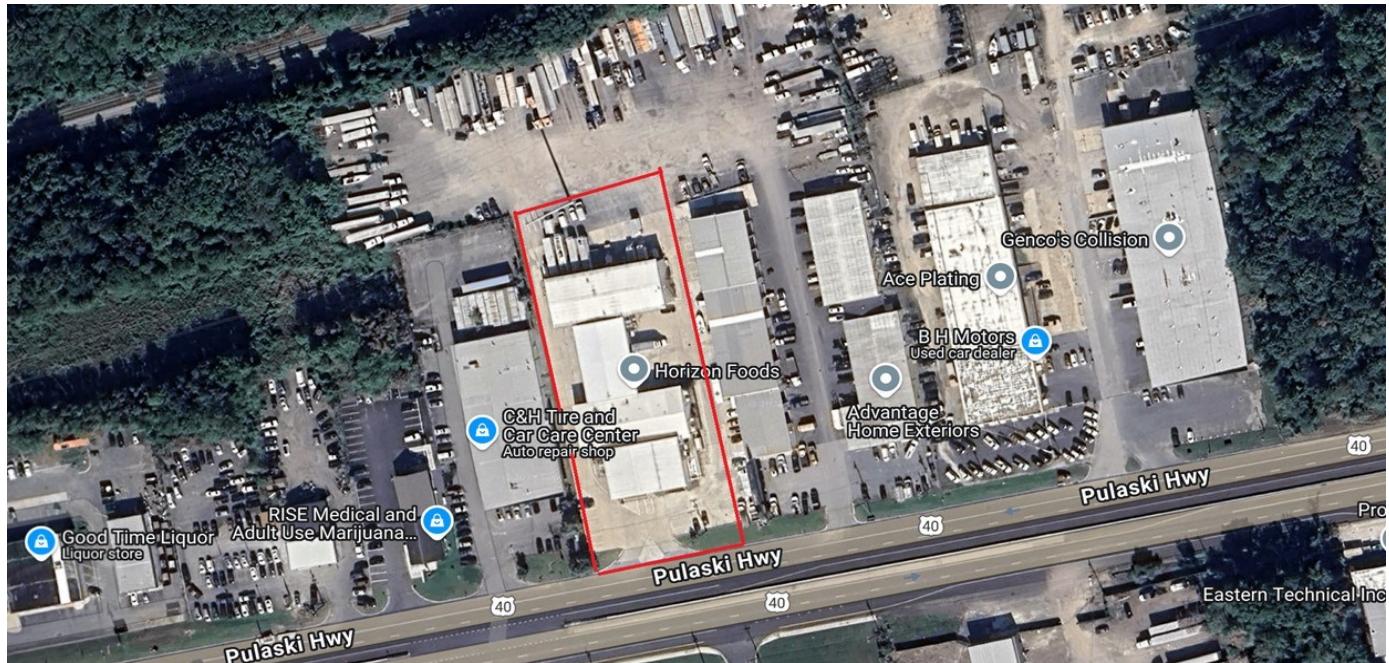
Ph. 410.296.2626 | Fax 410.296.2660

DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

704 PULASKI HWY, JOPPA, MD 21085



REFRIGERATED/FREEZER WAREHOUSE SPACE AVAILABLE



1920 Rock Spring Rd, Suite 101, Forest Hill, MD 21050

Ph. 410.296.2626 | Fax 410.296.2660

DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.