

WAREHOUSE SPACE

8912 YELLOW BRICK ROAD | ROSEDALE, MARYLAND 21237

FOR **LEASE**





PROPERTY OVERVIEW

HIGHLIGHTS:

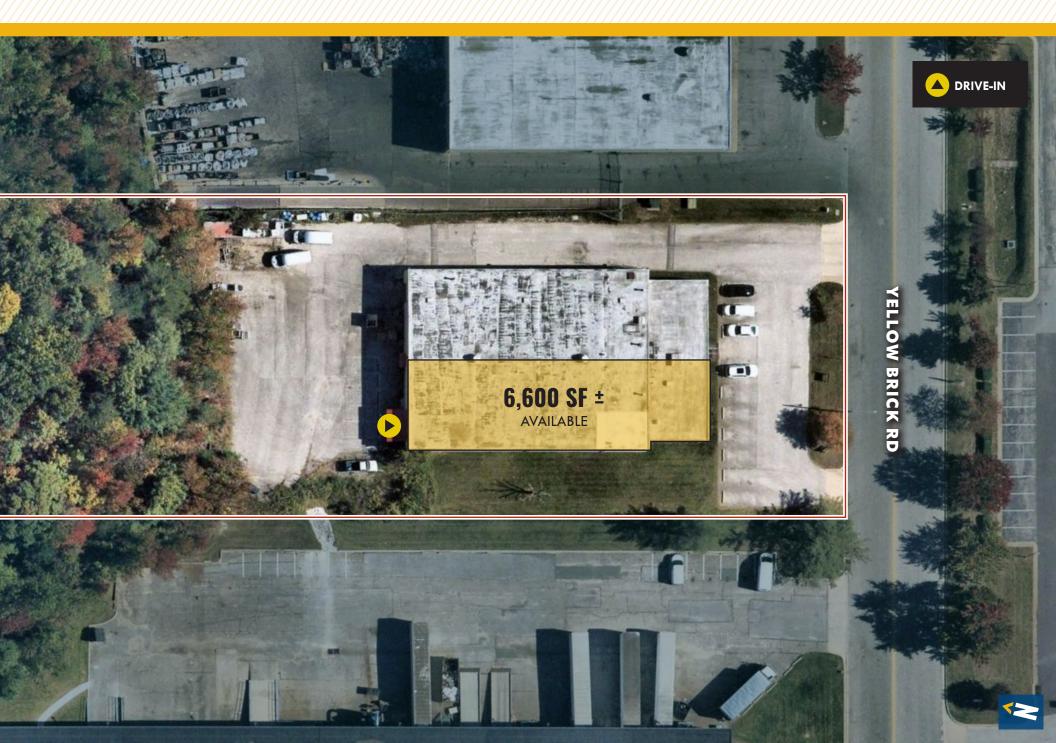
- 6,600 SF \pm warehouse space available
- Includes 1,250 SF \pm office space (front of bldg.)
- One (1) drive-in (rear of bldg.)
- Outside storage
- Situated within Rossville Industrial Park
- Convenient access to I-95, I-695 and Route 40
- On-site property management

AVAILABLE:	6,600 SF ±
CLEAR HEIGHT:	18' ±
DRIVE-INS:	1 (12' W x 14' H)
ZONING:	ML IM (MANUFACTURING, LIGHT) [INDUSTRIAL, MAJOR DISTRICT]
RENTAL RATE:	\$10.25 PSF, NNN

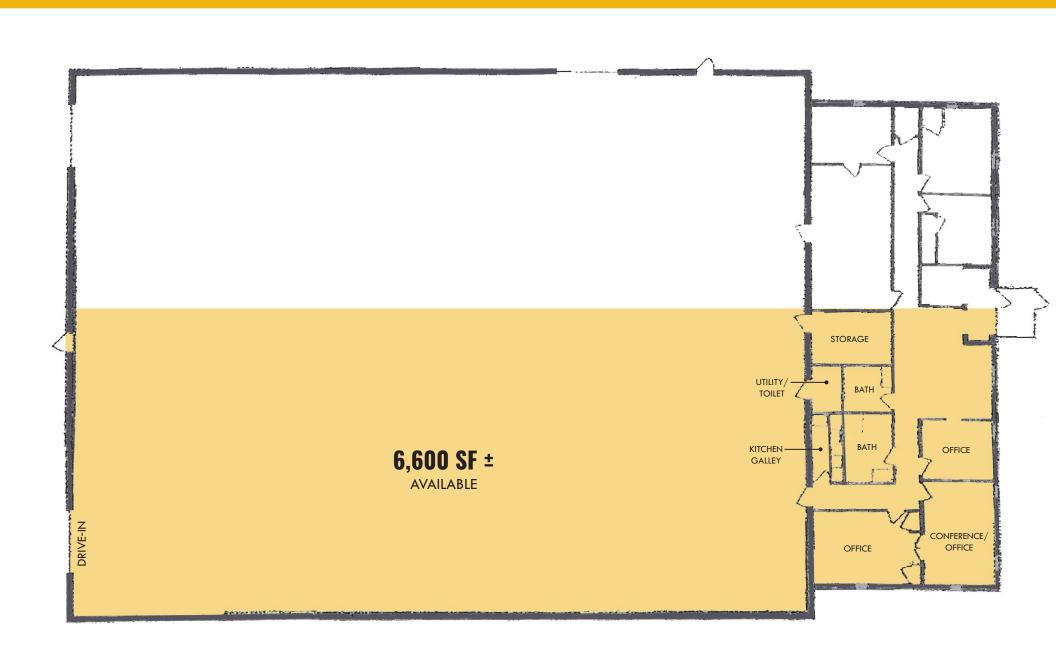




AERIAL



FLOOR PLAN



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



0.4 MILES **2 MIN. DRIVE**



1.0 MILES **3 MIN. DRIVE**



2.3 MILES **4 MIN. DRIVE**



11.3 MILES
14 MIN. DRIVE
(SEAGIRT
MARINE TERMINAL)



20.5 MILES

23 MIN. DRIVE

BALTIMORE, MD

8.3 MILES **22 MIN.**

WASHINGTON, DC

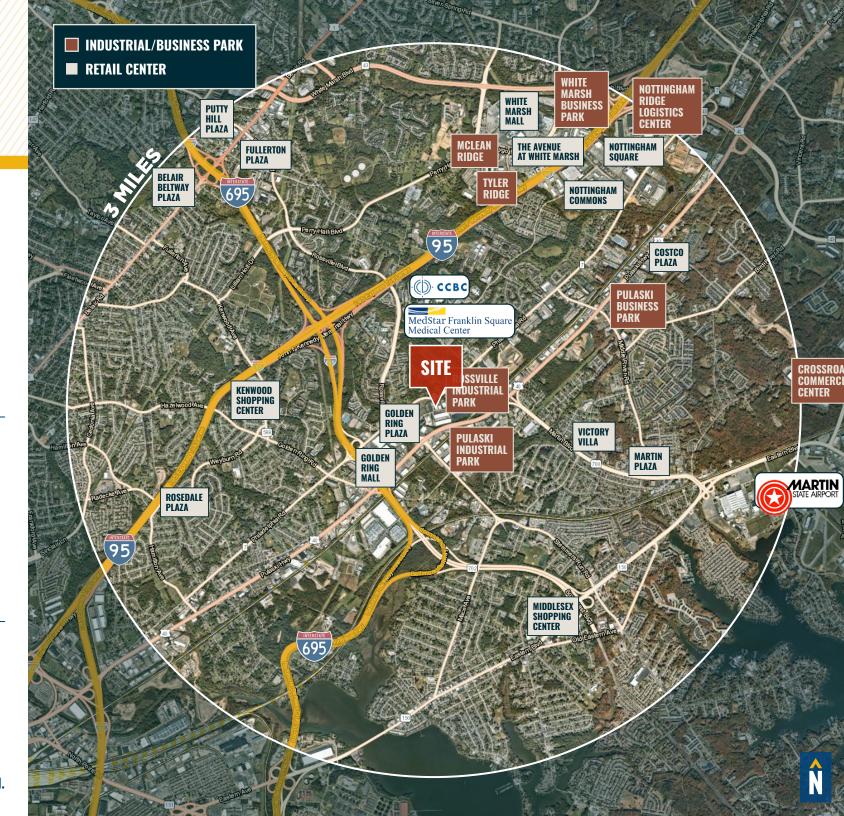
51.9 MILES **1 HR. 18 MIN.**

PHILADELPHIA, PA

94.7 MILES **1 HR. 35 MIN.**

RICHMOND, VA

167.0 MILES **2 HRS. 55 MIN.**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.,