



**Knott**  
Realty Group

## 9107 & 9114 Yellow Brick Road

Rosedale, MD 21237

**DELIVERING  
Q2 2025**

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ACQUISITION

DEVELOPMENT

CONSTRUCTION

PROPERTY MANAGEMENT

BROKERAGE

# Property Details



## Building 1 & 2 Details

- Concrete Tilt-up Construction
- 32' clear height
- 3,000 Amps, 277/480 Volts, 3-phase per building
- 7" Slab – 4,000 psi with a 10 mil vapor barrier
- Roof – 60 mil TPO with R-30 insulation
- High-Bay LED lights on 15' whips with motion sensors. 30 FC measured at 36" AFF
- Gas heat - 2 psi Gas Service
- ESFR Sprinkler – K25.2 Heads
- 1,500 GPM Fire Pump at 60 psi
- Clerestory windows with Additional Knock-outs
- Zoning ML-IM



# Building 1

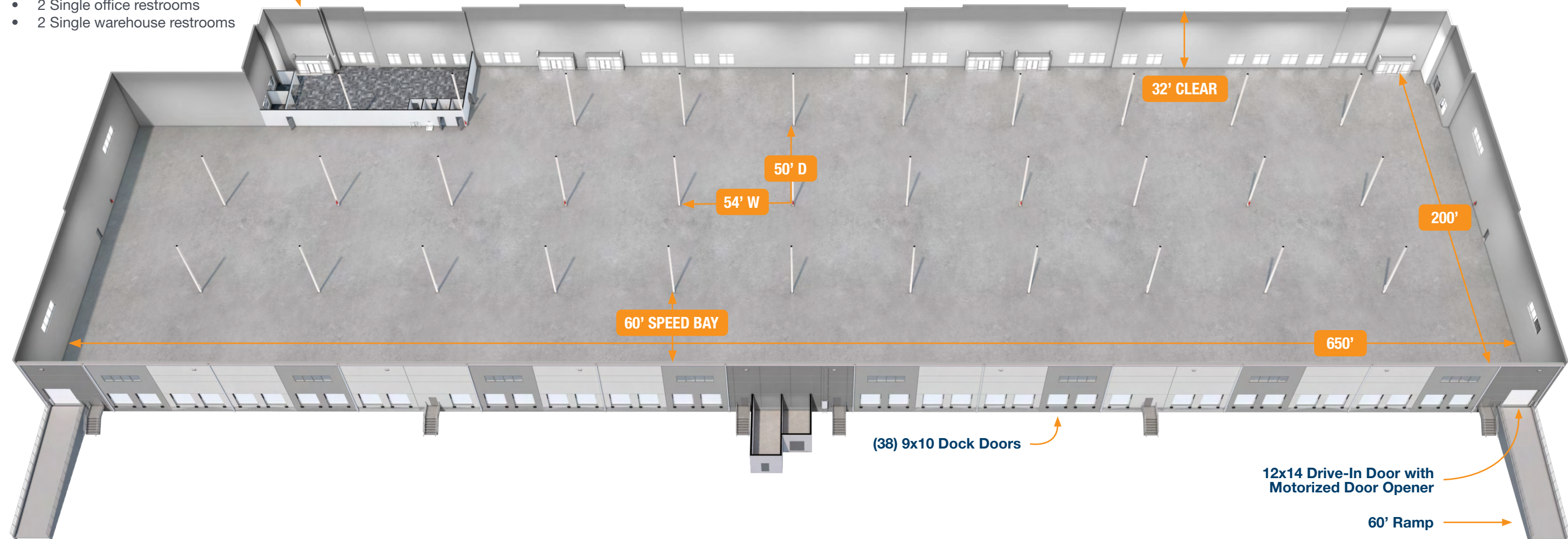
9114 Yellow Brick Road

125,791 SF



## Spec Office Space

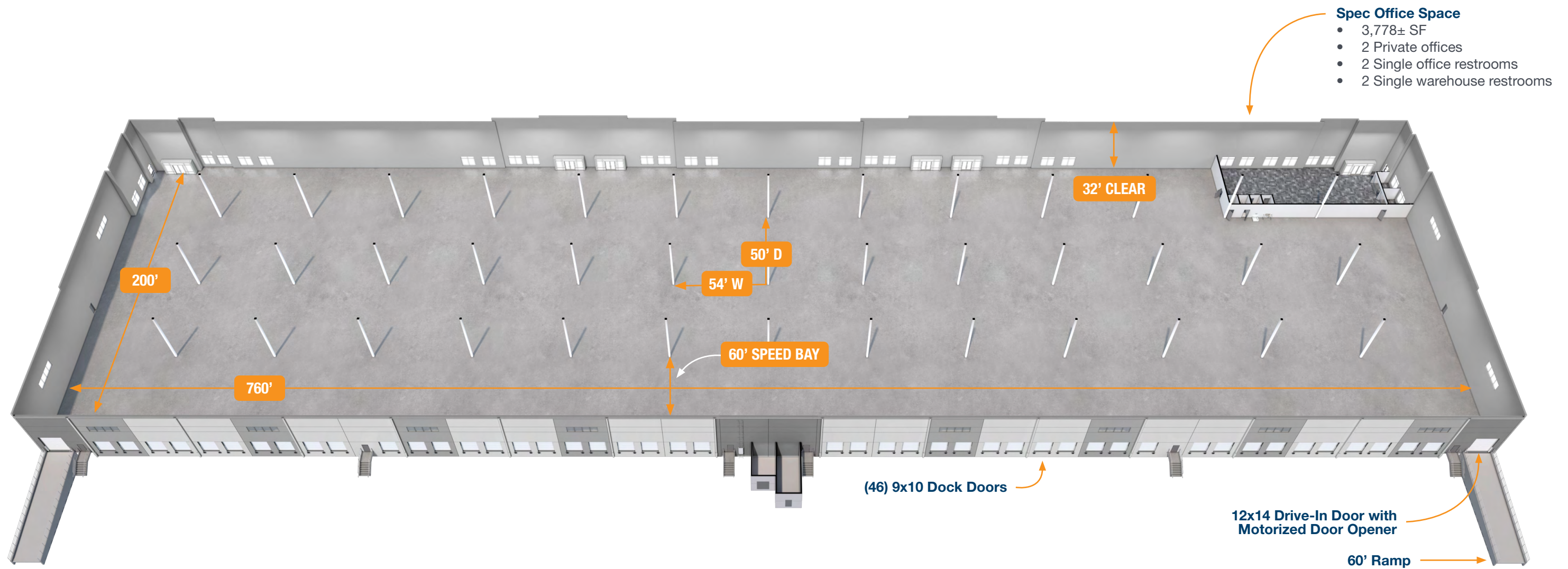
- 3,778± SF
- 2 Private offices
- 2 Single office restrooms
- 2 Single warehouse restrooms



# Building 2

9107 Yellow Brick Road

150,492 SF



# Location Map



9107 & 9114  
Yellow Brick Rd

## Travel Distance to Major Cities

Port of Baltimore	7 Miles
Washington, D.C.	40 Miles
Philadelphia	80 Miles

## Travel Distance to Major Roads

I-695	1 Mile
I-95	2 Miles

## Nearby Amenities

- Dunkin'
- Royal Farms
- Giant Food
- Martin State Airport
- Sam's Club
- Chick-fil-A
- Target
- Walmart Super Center
- MedStar Franklin Square Medical Center
- Martin Plaza Shopping Center
- Golden Ring Plaza
- Centre at Golden Ring
- The Avenue at White Marsh
- Wawa