



FOR LEASE



PULASKI HWY

MULTIPLE LEASING SCENARIOS

INDUSTRIAL WAREHOUSE WITH OUTSIDE STORAGE

1205 68TH STREET | ROSEDALE, MD 21237



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC



Triten
REAL ESTATE PARTNERS

HIGHLIGHTS

- » 84,086 SF ± industrial warehouse building situated on 11.75 usable acres ±
- » 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

TOTAL BLDG. SIZE:

84,086 SF ±

LOT SIZE:

11.75 AC ± (USABLE)

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 ON 11.75 AC ±

OPTION 2:

11,000 SF ± WAREHOUSE
WITH 3.5 AC ± OF OUTDOOR STORAGE

OPTION 3:

73,000 SF ± WAREHOUSE
WITH 9.0 AC ± OF OUTDOOR STORAGE



PULASKI HWY

40

United Rentals

DEJANA
Truck and Utility Equipment

SUNBELT
RENTALS

CRW
PARTS

68TH ST

17.68 AC TOTAL
11.75 USABLE

OPTION 3
9.00 AC ±

6,500 SF ±
OFFICE

84,086 SF ±
WAREHOUSE

11,000 SF ±
WAREHOUSE

OPTION 2
3.50 AC ±

CLEAR HEIGHT:	20' (VARIES)
LOADING DOCKS:	13
DRIVE INS:	4
SPRINKLERS:	WET
POWER:	3 PHASE (HEAVY)

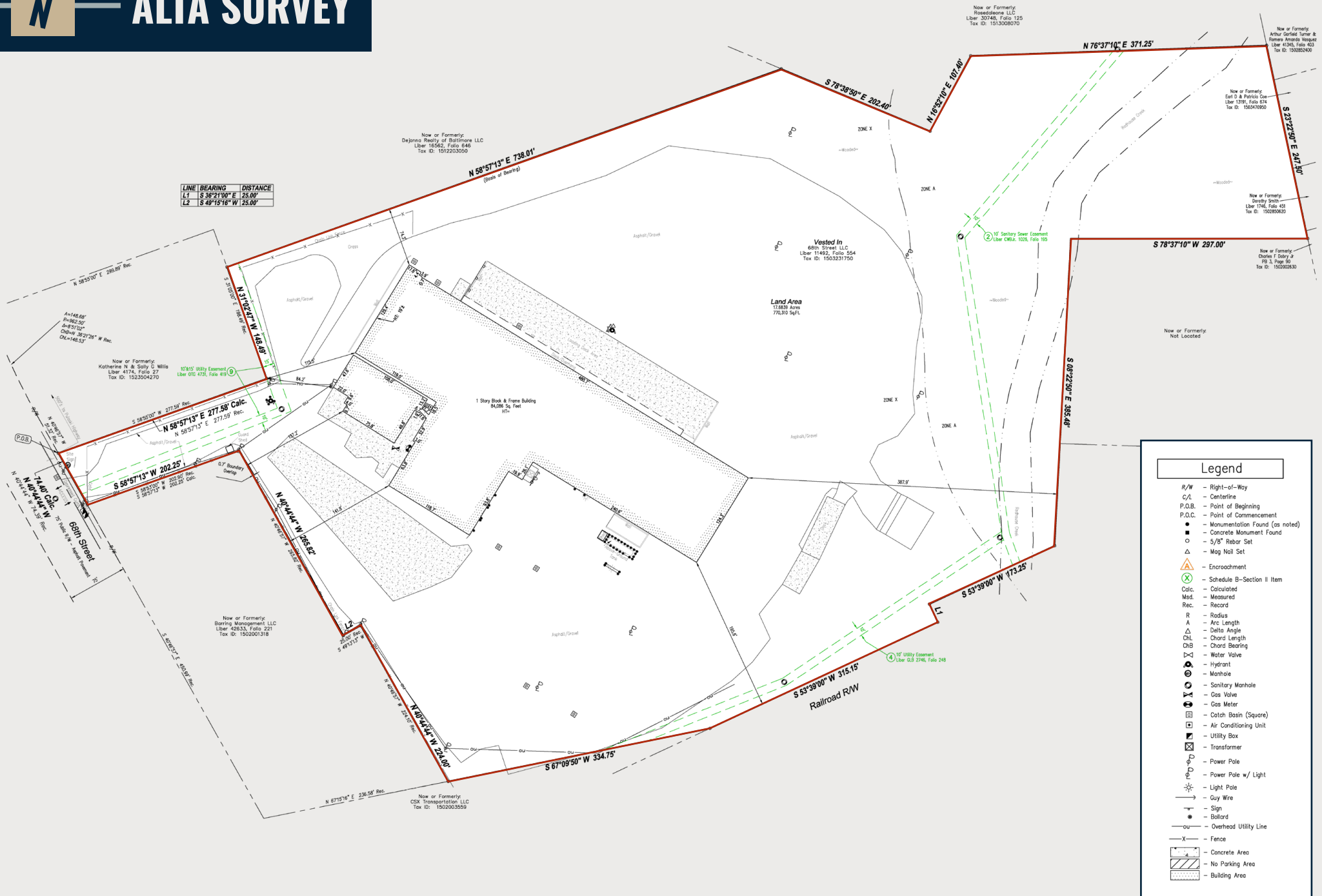


AERIAL — 



ALTA SURVEY

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



Legend

- R/W - Right-of-Way
- C/L - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monumentation Found (as noted)
- - Concrete Monument Found
- - 5/8" Rebar Set
- △ - Mog Nail Set
- ⚠ - Encroachment
- ⊗ - Schedule B-Section II Item
- Calc. - Calculated
- Med. - Measured
- Rec. - Record
- R - Radius
- ⤵ - Arc Length
- Δ - Delta Angle
- CHL - Chord Length
- ChB - Chord Bearing
- ⤵ - Water Valve
- ⤵ - Hydrant
- ⊙ - Manhole
- ⊙ - Sanitary Manhole
- ⊙ - Gas Valve
- ⊙ - Gas Meter
- ⊙ - Catch Basin (Square)
- ⊙ - Air Conditioning Unit
- ⊙ - Utility Box
- ⊙ - Transformer
- ⊙ - Power Pole
- ⊙ - Power Pole w/ Light
- ⊙ - Light Pole
- ⊙ - Sign
- ⊙ - Guy Wire
- ⊙ - Overhead Utility Line
- X- - Fence
- ▨ - Concrete Area
- ▨ - No Parking Area
- ▨ - Building Area



OPTION 1: ENTIRE 84,086 SF ± ON 11.75 AC ±

OPTION 2:
11,000 SF ±
WAREHOUSE
WITH 3.5 AC ± OF
OUTDOOR STORAGE

OPTION 3:
73,000 SF ±
WAREHOUSE
WITH 9.0 AC ± OF
OUTDOOR STORAGE



68TH ST



Red-D-Arc
Welderrentals



PULASKI HWY



LOCAL BIRDSEYE



5 MILES

SITE


2.0 MILES TO I-95 N

1.1 MILES TO I-95 S

2.4 MILES TO I-695

LOCATION MAP



 **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.





CONTACT:



ANDREW MEEDER, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881
AMEEDER@mackenziecommercial.com



MATTHEW CURRAN, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203
MCURRAN@mackenziecommercial.com



DANIEL HUDAK, SIOR
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3205
DHUDAK@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 111 S. Calvert Street | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.