

COMMERCIAL LEASE

JUST LISTED



DAVID FEZELL

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**2006 Pulaski Hwy, Havre De Grace, MD 21078**

2 acres- C1 zoning- 593' of road frontage- outdoor storage & parking permitted- 30,000 cars per day- public water & sewer at site- 2 curb cuts  
\$5,500/month NNN





# 2006 PULASKI HWY, HAVRE DE GRACE, MD 21078

**EXCLUSIVELY MARKETING BY**

David Feazell of Garceau Realty, Commercial Realtor

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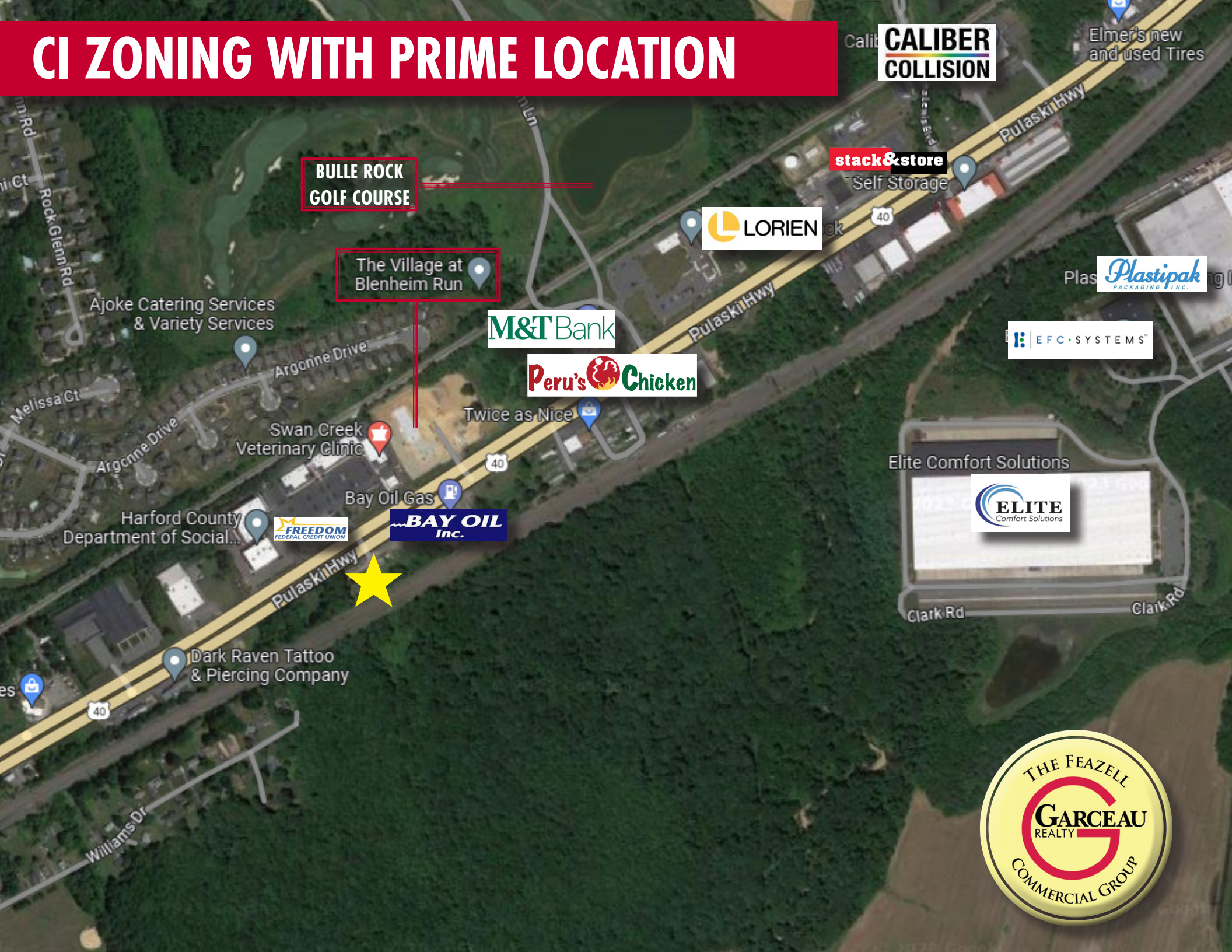


# LEASE SUMMARY

Excellent 2 acre commercial development site on Pulaski Highway in Havre De Grace. CI zoning allows for a wide array of uses including outdoor storage and parking. 30,000 cars per day passing the site. The property was previously developed with 2 structures, which have both been torn down. There is a significant portion of the site already graveled for parking and storage. There are 2 curb cut entrances to the site from Pulaski Hwy. Public water and sewer hookups are at the site along with electric from the former structures. This site has direct access to Rt 40 and quick access to I-95 and Rt 22. It is positioned perfectly for redevelopment or for an owner/operator to open up shop.



# CI ZONING WITH PRIME LOCATION



**BULLE ROCK  
GOLF COURSE**

**The Village at  
Blenheim Run**

**CALIBER  
COLLISION**

**stack&store  
Self Storage**

**LORIEN**

**M&T Bank**

**Peru's  
Chicken**

**EFC SYSTEMS™**

**Plastipak  
PACKAGING INC.**

**Elite Comfort Solutions**  
**ELITE  
Comfort Solutions**

**BAY OIL  
Inc.**

**FREEDOM  
FEDERAL CREDIT UNION**



# OFFERING HIGHLIGHTS

## LEASE OFFERING HIGHLIGHTS:

Pricing: \$5,500/month NNN

593ft of road frontage

2 acres

C1 Zoning

Outdoor storage & parking permitted

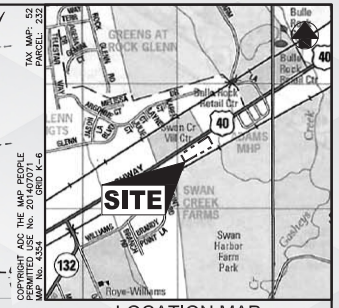
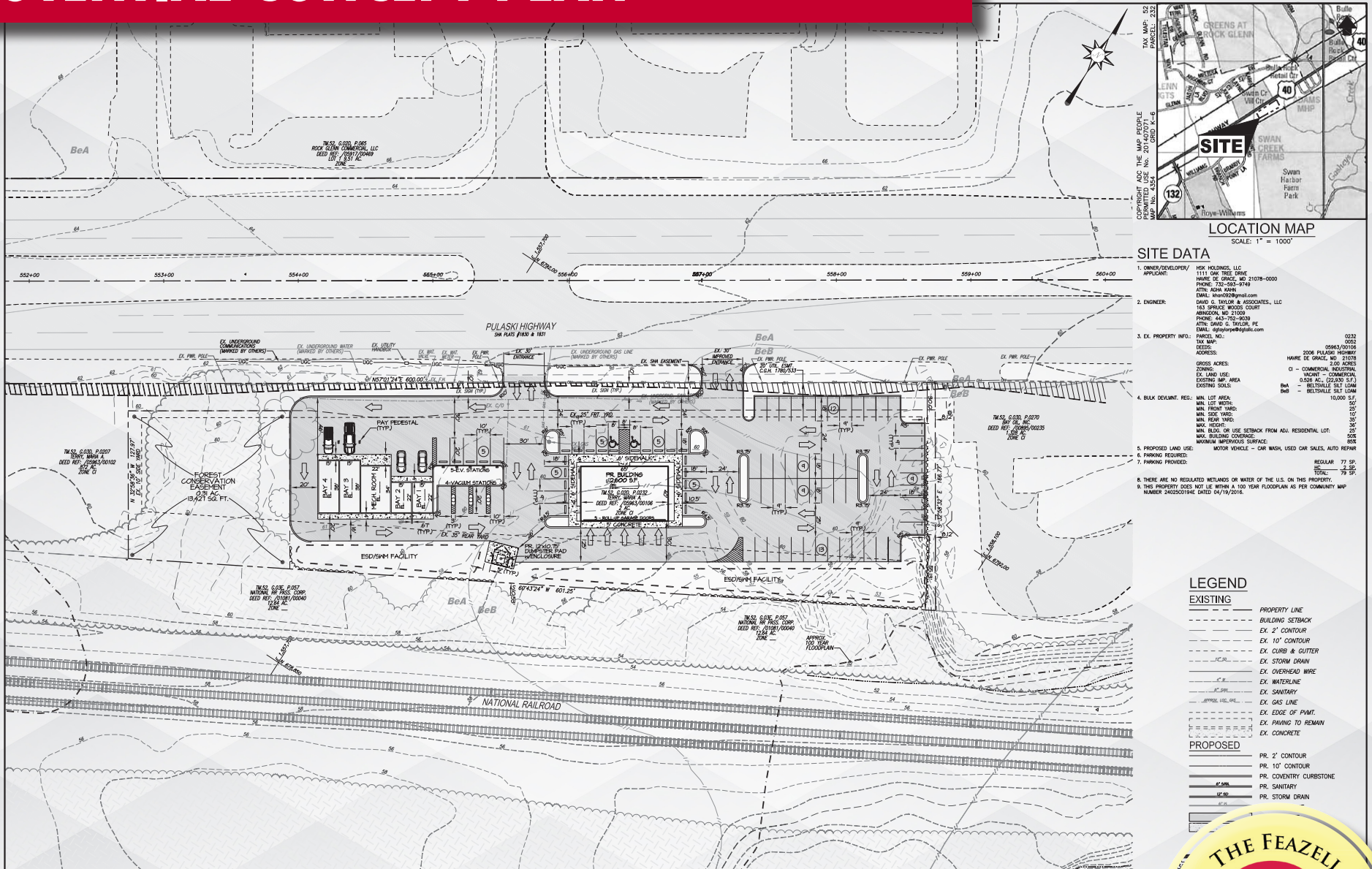
30,000 cars per day

Public water & sewer at site

2 curb cuts



# POTENTIAL CONCEPT PLAN



- SITE DATA**
- OWNER/DEVELOPER/ APPLICANT: HSK HOLDINGS, LLC  
1111 SAW TREE DRIVE  
HARVE DE GRACE, MD 21078-0000  
PHONE: 752-304-9749  
ATTN: ADAM KARA  
EMAIL: adamkara@hsk.com
  - ENGINEER: DAVID G. TAYLOR & ASSOCIATES, LLC  
163 SPRUCE WOODS COURT  
ABINGDON, MD 21009  
PHONE: 443-752-8039  
ATTN: DAVID G. TAYLOR, PE  
EMAIL: dgataylor@comcast.net
  - EX. PROPERTY INFO: PARCEL NO. 0232  
DEEDS: 02683/01016  
ADDRESS: 2006 PULASKI HIGHWAY  
HARVE DE GRACE, MD 21078  
GROSS ACRES: 2.06 ACRES  
ZONING: CI - COMMERCIAL INDUSTRIAL  
EXISTING IMP. AREA: 0.528 AC. (22,920 S.F.)  
EXISTING SCALE: SBA - BELTSVILLE S&L LGM  
SMB - BELTSVILLE S&L LGM
  - BLANK DIVULG. RES.: MIN. LOT AREA: 10,000 S.F.  
MIN. FRONT WIDE: 50'  
MIN. SIDE YARD: 10'  
MIN. REAR YARD: 10'  
MIN. BUILD. OR USE SETBACK FROM ADJ. RESIDENTIAL LOT: 20'  
MIN. BUILDING COVERAGE: 50%  
MAXIMUM IMPERVIOUS SURFACE: 85%  
PROPOSED LAND USE: MOTOR VEHICLE - CAR WASH, USED CAR SALES, AUTO REPAIR
  - PARKING PROVIDED: REGULAR 77 SP.  
TOTAL 79 SP.
  - NOTES: 8. THERE ARE NO REGULATED WETLANDS OR WATER OF THE U.S. ON THIS PROPERTY.  
9. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN AS PER COMMUNITY MAP NUMBER 34030016E DATED 04/19/2016.

- LEGEND**
- EXISTING**
- PROPERTY LINE
  - BUILDING SETBACK
  - EX. 2' CONTOUR
  - EX. 10' CONTOUR
  - EX. CURB & GUTTER
  - EX. STORM DRAIN
  - EX. OVERHEAD WIRE
  - EX. WATERLINE
  - EX. SANITARY
  - EX. GAS LINE
  - EX. EDGE OF PAVT.
  - EX. PAVING TO REMAIN
  - EX. CONCRETE
- PROPOSED**
- PR. 2' CONTOUR
  - PR. 10' CONTOUR
  - PR. COINTEGRITY CURBSTONE
  - PR. SANITARY
  - PR. STORM DRAIN

| DATE | REVISIONS |
|------|-----------|
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**David G. Taylor & Associates, LLC**  
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Email: dgataylor@comcast.net

**PR. AUTOMOTIVE SALES**  
2006 PULASKI HIGHWAY,  
TAX MAP 0052, GRID 0

