



FOR **LEASE**

# SERVICE WAREHOUSE W/ OUTDOOR STORAGE

11411 PULASKI HIGHWAY | WHITE MARSH, MARYLAND 21162



**PROPOSED  
BUILDING**  
BUILD-TO-SUIT  
OPPORTUNITY

**3 ACRES ±  
OF OUTDOOR  
STORAGE!**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Proposed 15,000 SF ± warehouse/office building with 1,500-2,000 SF ± of office (see pages 3-4)
- BTS finishes can be adjusted (building size, office space, loading, clear height, etc.)
- Two (2) existing buildings to be demolished (new building footprint can be adjusted)
- 400 ft. ± of frontage on busy Pulaski Hwy/Rt. 40 (33,922 cars per day)
- Convenient ingress/egress with 3 curb cuts serving the property
- Easy access to I-95
- Close proximity to Martin State Airport and the amenities of White Marsh to the south, and Joppa/Edgewood/Bel Air to the north

USABLE ACRES:	3.35 ACRES ±
CLEAR HEIGHT:	20' ±
DRIVE-INS:	8 (OVERSIZED; PROPOSED)
ZONING:	BR (BUSINESS ROADSIDE)
RENTAL RATE:	NEGOTIABLE



AERIAL: EXISTING CONDITIONS

# CONCEPTUAL: 15,000 SF WAREHOUSE/OFFICE



PULASKI HWY

40

EXISTING BLDG.  
TO BE DEMOLISHED

15,000 SF ±  
PROPOSED  
WAREHOUSE/OFFICE

EIGHT (8) DRIVE-INS

3 AC ± OF OUTDOOR STORAGE

EXISTING BLDG.  
TO BE DEMOLISHED

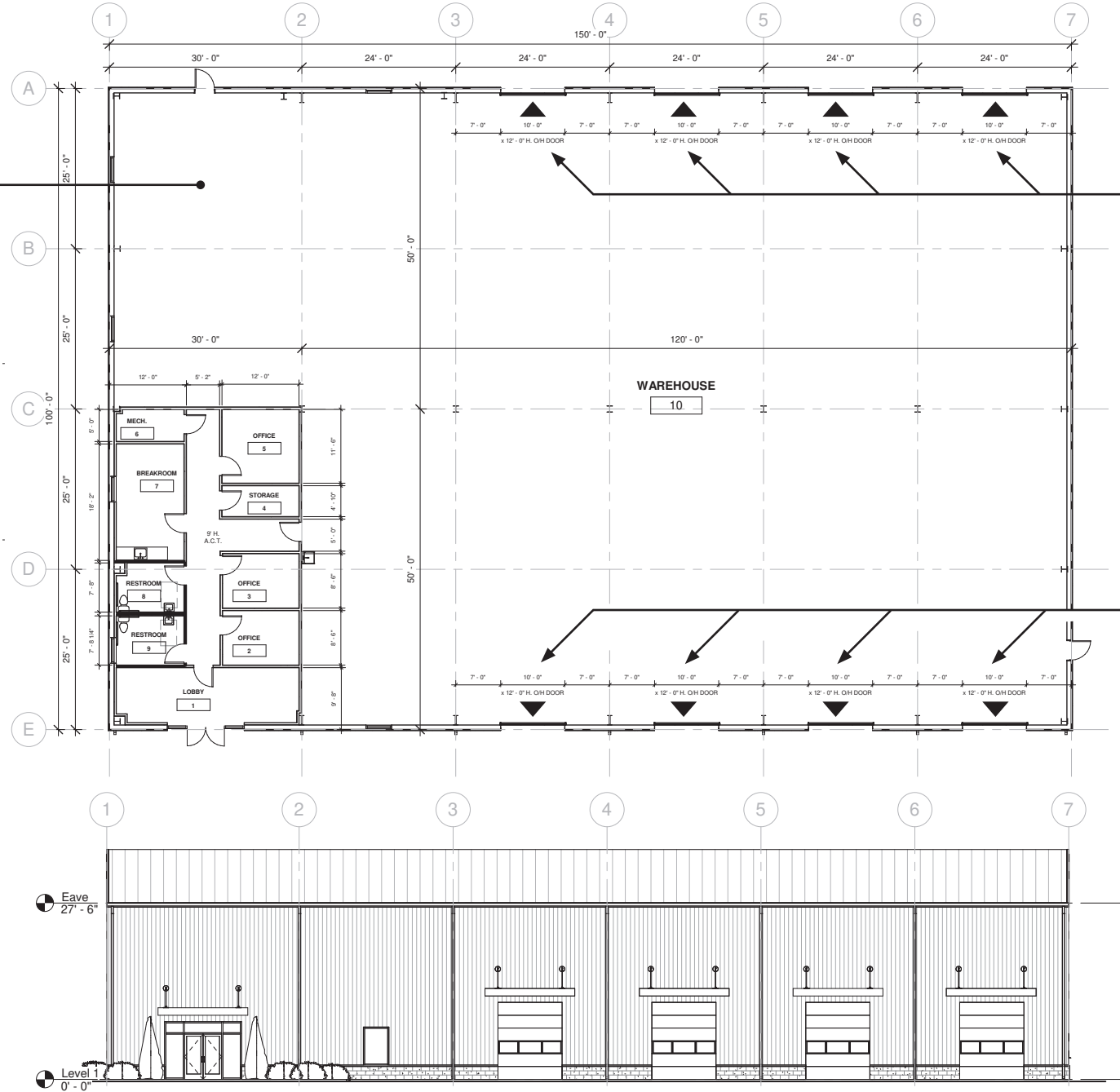
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BY OTHERS



# FLOOR PLAN: 15,000 SF WAREHOUSE/OFFICE

**1,500-2,000 SF ±  
OFFICE SPACE**

**EIGHT (8)  
DRIVE-INS**



# LOCAL BIRDSEYE



STORAGE KING USA  
SELF STORAGE

TURNER  
ROOFING COMPANY, INC.

DUNKIN'

Bobby's  
PORTABLE  
RESTROOMS

BGE

WEBB'S  
UNIVERSAL  
& POND SUPPLY

pepsi

Sizzle

Brooks  
Ramsey  
Motors  
& RV

SITE

40

40

PULASKI HWY

DAYS COVE RD

ALLENDER RD



# TRADE AREA

## DRIVING DISTANCE TO:

**40** 0.0 MILES  
0 MIN. DRIVE

**43** 2.3 MILES  
5 MIN. DRIVE

**95** 3.2 MILES  
6 MIN. DRIVE

**PORT OF BALTIMORE**  
15.5 MILES  
20 MIN. DRIVE  
(SEAGIRT MARINE TERMINAL)  
Helen Delich Bentley

**BWI**  
BALTIMORE-WASHINGTON INTERNATIONAL  
THURGOOD MARSHALL AIRPORT  
24.7 MILES  
25 MIN. DRIVE

**BALTIMORE, MD** 19.8 MILES  
25 MIN.

**WASHINGTON, DC** 53.5 MILES  
1 HR. 5 MIN.

**PHILADELPHIA, PA** 87.2 MILES  
1 HR. 25 MIN.

**RICHMOND, VA** 169.0 MILES  
2 HRS. 45 MIN.



# FOR MORE INFO **CONTACT:**



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