



FLEX/WAREHOUSE SPACE

706A PULASKI HIGHWAY | JOPPA, MARYLAND 21085

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Single story flex/warehouse building
- Oversized drive-in doors (12 ft.)
- Easy access to Route 40/Pulaski Highway, Route 152/Mountain Road and I-95
- Amenity-rich Route 40 corridor

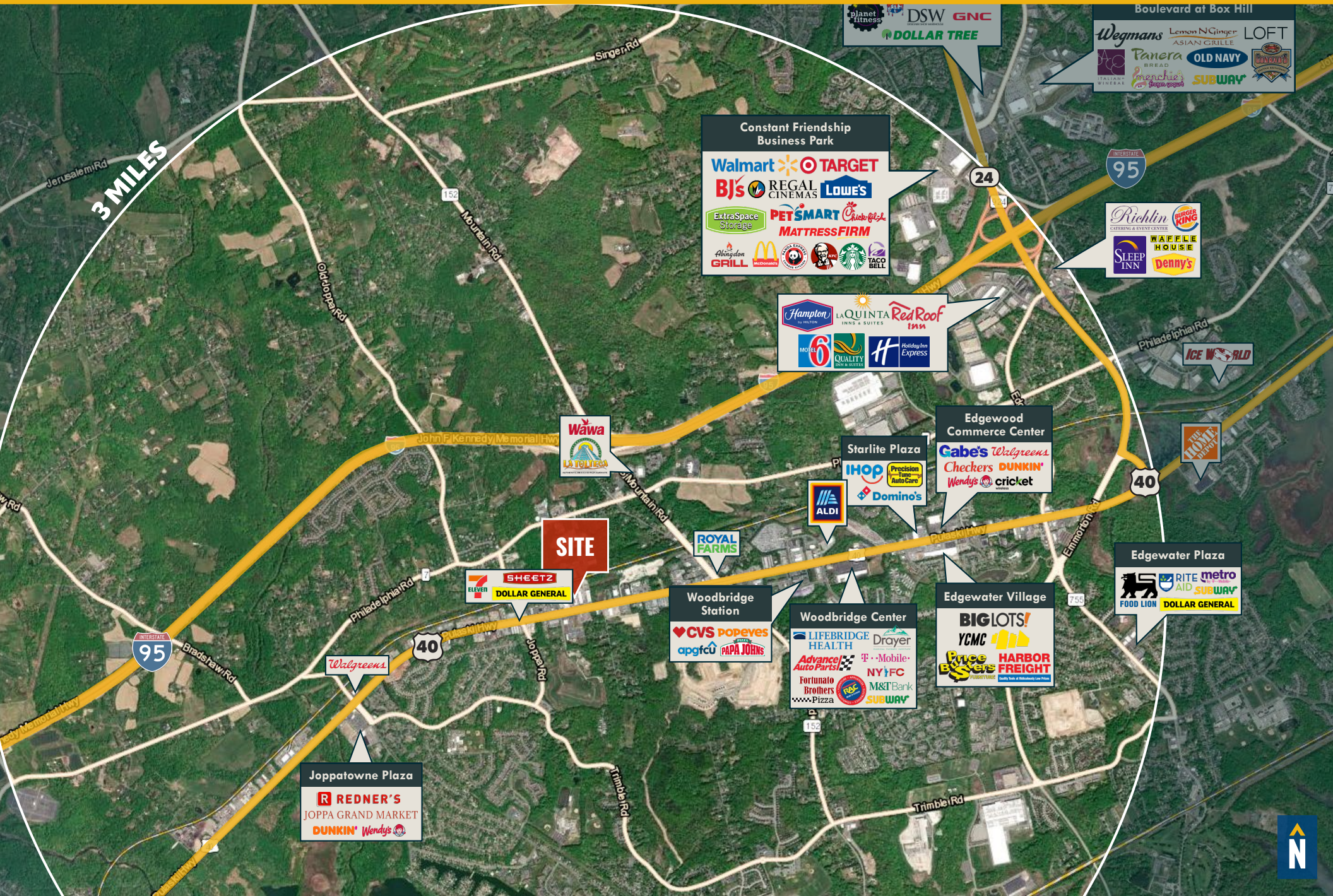
AVAILABLE:	SUITE 3: 1,547 SF ± SUITES 6/7: 2,431 SF ± WAREHOUSE: 1,506 SF ± OFFICE: 925 SF ±
OCCUPANCY:	JANUARY 1, 2025
BUILDING SIZE:	18,250 SF ±
LOT SIZE:	1.12 ACRES ±
LOADING:	DRIVE-IN DOORS (OVERSIZED)
TRAFFIC COUNT:	25,911 AADT (PULASKI HWY)
ZONING:	CI (COMMERCIAL INDUSTRIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE



FLOOR PLANS



MARKET AERIAL



3 MILES

SITE

Constant Friendship Business Park

- Walmart
- Target
- BJ's
- REGAL CINEMAS
- LOWE'S
- ExtraSpace Storage
- PETSMART
- Chick-fil-A
- MATTRESS FIRM
- Abington GRILL
- McDonald's
- Subway
- KFC
- Starbucks
- TACO BELL

Boulevard at Box Hill

- Wegmans
- Lemon N Ginger ASIAN GRILLE
- LOFT
- Panera BREAD
- OLD NAVY
- menchie's
- SUBWAY
- MINERAL

- Hampton by Hilton
- LA QUINTA INNS & SUITES
- Red Roof Inn
- MOTEL 6
- QUALITY INN & SUITES
- H Holiday Inn Express

Edgewood Commerce Center

- Gabe's
- Walgreens
- Checkers
- DUNKIN'
- Wendy's
- cricket

- 7 ELEVEN
- SHEETZ
- DOLLAR GENERAL

Woodbridge Station

- CVS
- POPEYES
- apgaU
- PAPA JOHN'S

Woodbridge Center

- LIFEBRIDGE HEALTH
- Drayer
- Advance Auto Parts
- T-Mobile
- NYFC
- Fortunato Brothers
- M&T Bank
- Pizza
- RBC
- SUBWAY

Edgewater Village

- BIGLOTS!
- YCMC
- Price Busters
- HARBOR FREIGHT

Edgewater Plaza

- RITE AID
- metro
- FOOD LION
- DOLLAR GENERAL
- SUBWAY

Joppatowne Plaza

- REDNER'S
- JOPPA GRAND MARKET
- DUNKIN'
- Wendy's



FOR MORE INFO CONTACT:



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