



FLEX/WAREHOUSE SPACE

706A PULASKI HIGHWAY | JOPPA, MARYLAND 21085

FOR
LEASE



MACKENZIE

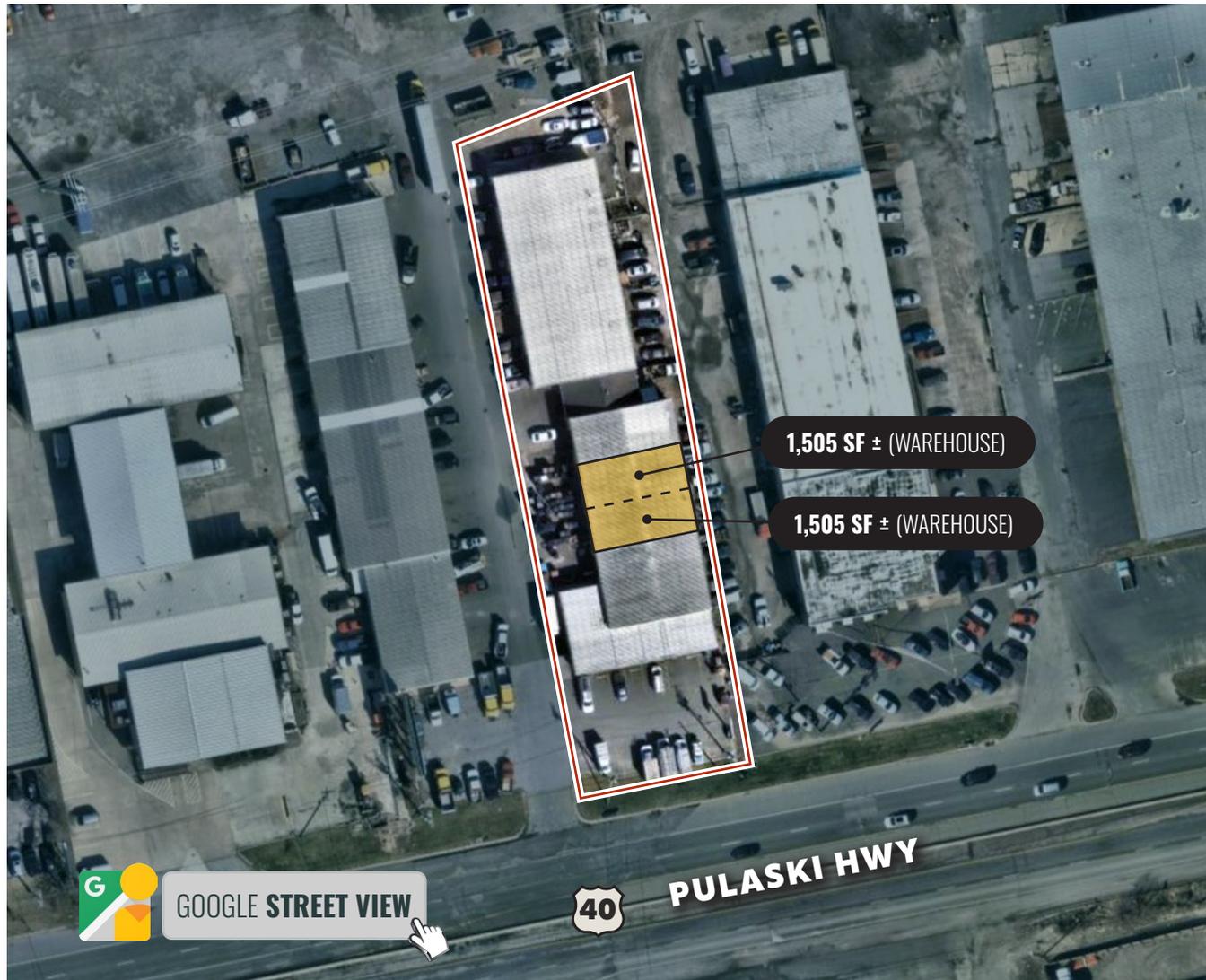
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

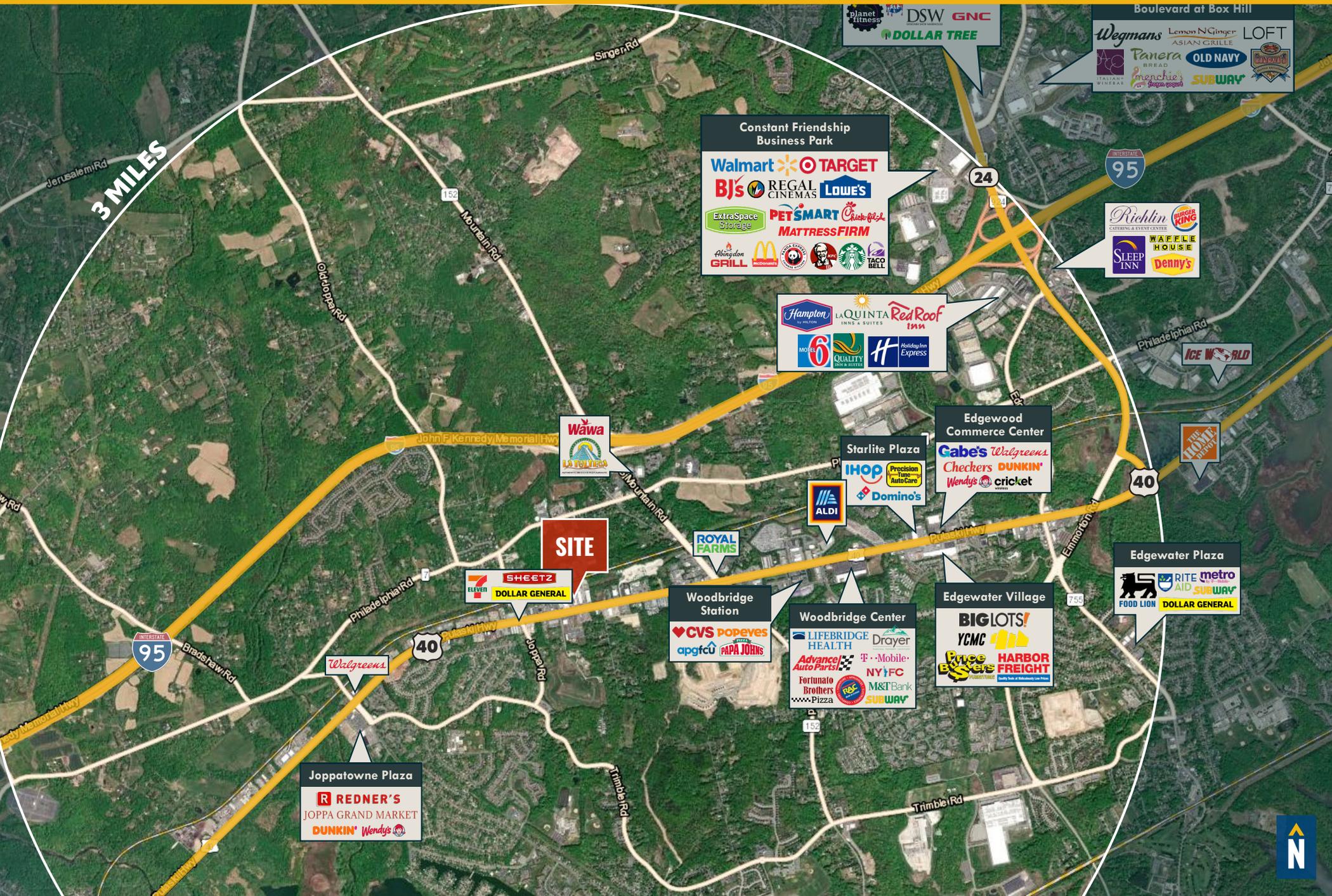
HIGHLIGHTS:

- Single story flex/warehouse building
- Two (2) units available (separately or combined):
 - » Suite 4: 1,505 SF ± (warehouse)
 - » Suite 5: 1,505 SF ± (warehouse)
- Two (2) 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:	1,505 SF ± (SUITE 4, WAREHOUSE)
	1,505 SF ± (SUITE 5, WAREHOUSE)
BUILDING SIZE:	18,250 SF ±
LOT SIZE:	1.12 ACRES ±
LOADING:	DRIVE-IN DOORS (12' W x 14' H)
CLEAR HEIGHT:	16' ±
TRAFFIC COUNT:	25,911 AADT (PULASKI HWY)
ZONING:	CI (COMMERCIAL INDUSTRIAL DISTRICT)
RENTAL RATE:	NEGOTIABLE



MARKET AERIAL



3 MILES

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

Richlin EATING & EVENT CENTER

- BURGER KING
- Waffle House
- SLEEP INN
- Denny's

Hampton LAQUINTA Red Roof Inn

- MOEL 6
- QUALITY INN & SUITES
- H Holiday Inn Express

Wawa

LA TOLLIERA

Edgewood Commerce Center

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

Starlite Plaza

- IHOP
- Precision Tune & Auto Care
- Domino's

ALDI

SITE

7-ELEVEN SHEETZ DOLLAR GENERAL

Woodbridge Station

- ROYAL FARMS
- 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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