

SALE/LEASE

 Baltimore County, MD

**.75
ACRES
OUTSIDE
STORAGE!**

**23,155 SF ±
AVAILABLE**

**CAN BE
COMBINED
UP TO
43,402 SF ±**

**20,247 SF ±
AVAILABLE**

**ENTIRE
53,559 SF ±
BLDG. AVAIL.
FOR SALE**

**WAREHOUSE SPACES
WITH STORAGE YARD**
9714-9722 PULASKI HIGHWAY
MIDDLE RIVER, MARYLAND 21220

SALE/LEASE

Baltimore County, MD

WAREHOUSE SPACES W/ OUTSIDE STORAGE YARD

9714-9722 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

AVAILABLE

- ▶ 20,247 sf ±
- ▶ 23,155 sf ±

CAN BE COMBINED
UP TO **43,402 SF ±**

OUTSIDE STORAGE

0.75 Acres ±

ZONING

ML IM (Manufacturing, Light)
[Industrial, Major District]

ML AS (Manufacturing, Light)
[Automotive Service Overlay]

LOADING

Two (2) at-grade drive-in doors
Two (2) dock doors

EST. OPERATING EXPENSES

\$1.63 PSF

HIGHLIGHTS

- ▶ 2,640 sf office space with front reception area on 1st floor (2nd floor: similar sized office space)
- ▶ Gas heat/AC in office
- ▶ Fenced outside storage yard
- ▶ Visibility from heavily trafficked Pulaski Highway/Route 40 (27,461 vehicles per day)
- ▶ 3 phase power
- ▶ 21'-7" - 24'-5" ± clear height

ENTIRE
53,559 SF ±
BLDG. AVAIL.
FOR SALE

20,247 SF ±
AVAILABLE

23,155 SF ±
AVAILABLE



Andrew Meeder, SIOR

☎ 410.494.4881

✉ ameeder@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Matthew Curran, SIOR

☎ 443.573.3203

✉ mcurran@mackenziecommercial.com

Daniel Hudak, SIOR

☎ 443.573.3205

✉ dhudak@mackenziecommercial.com

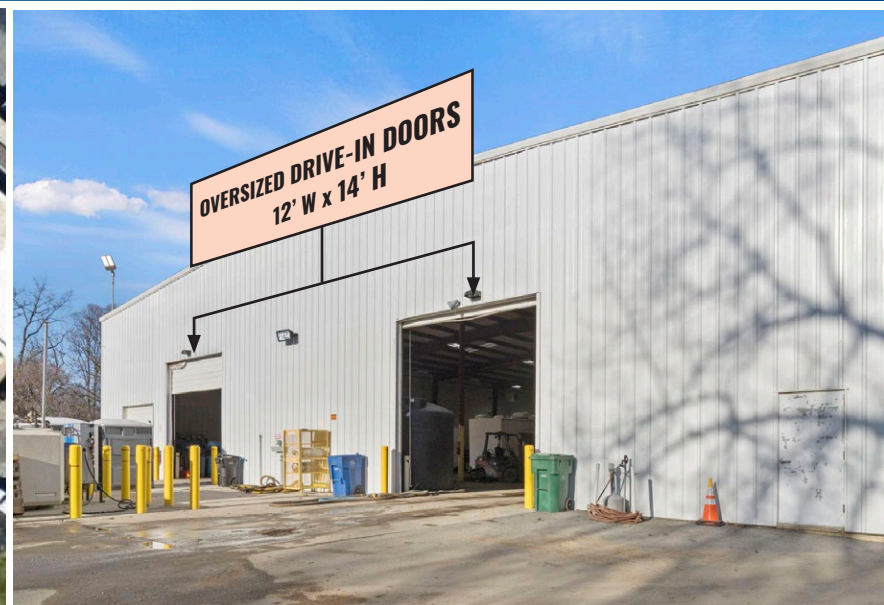
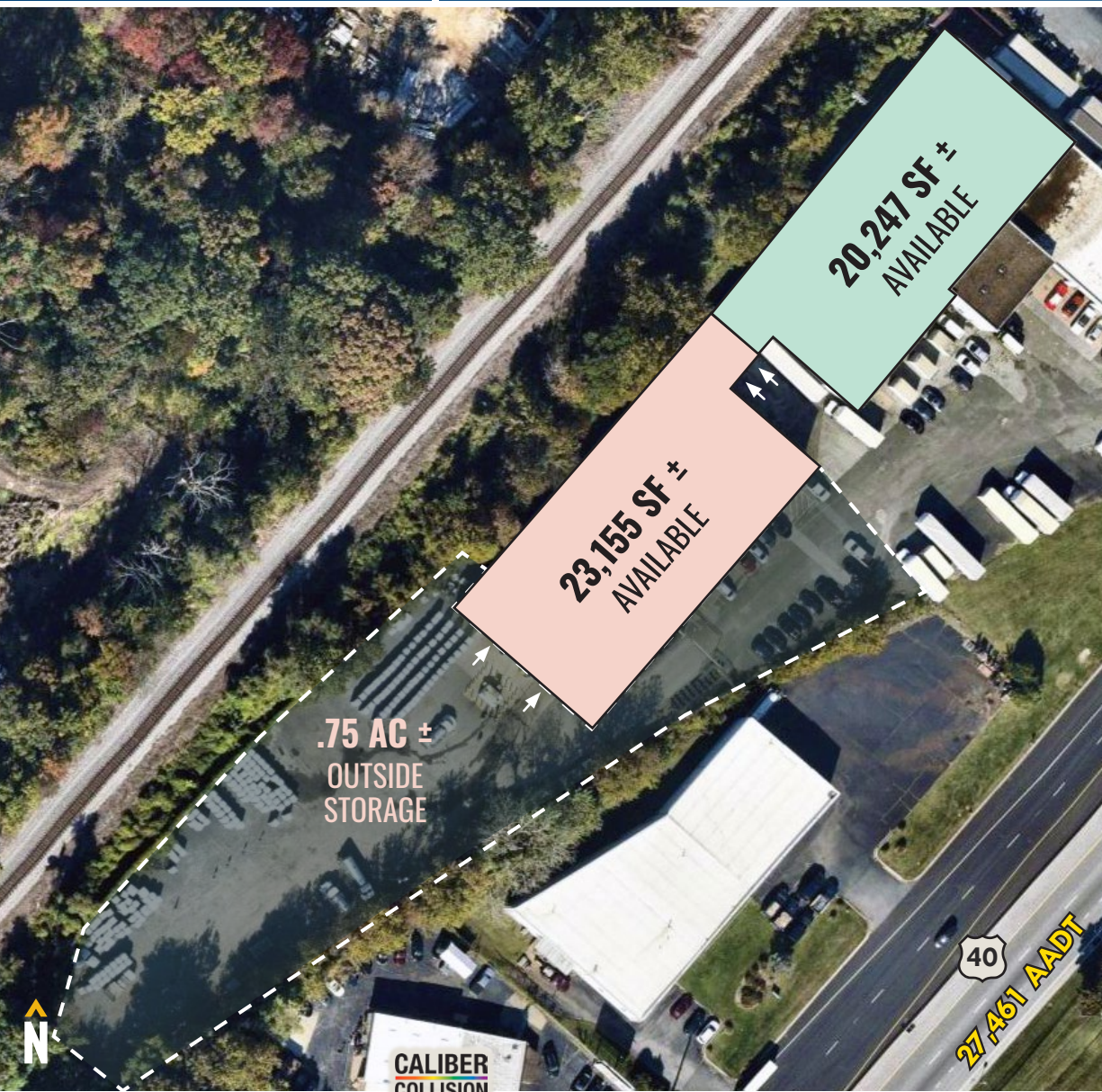
443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

Baltimore County, MD

AERIAL / LOADING

9714-9722 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



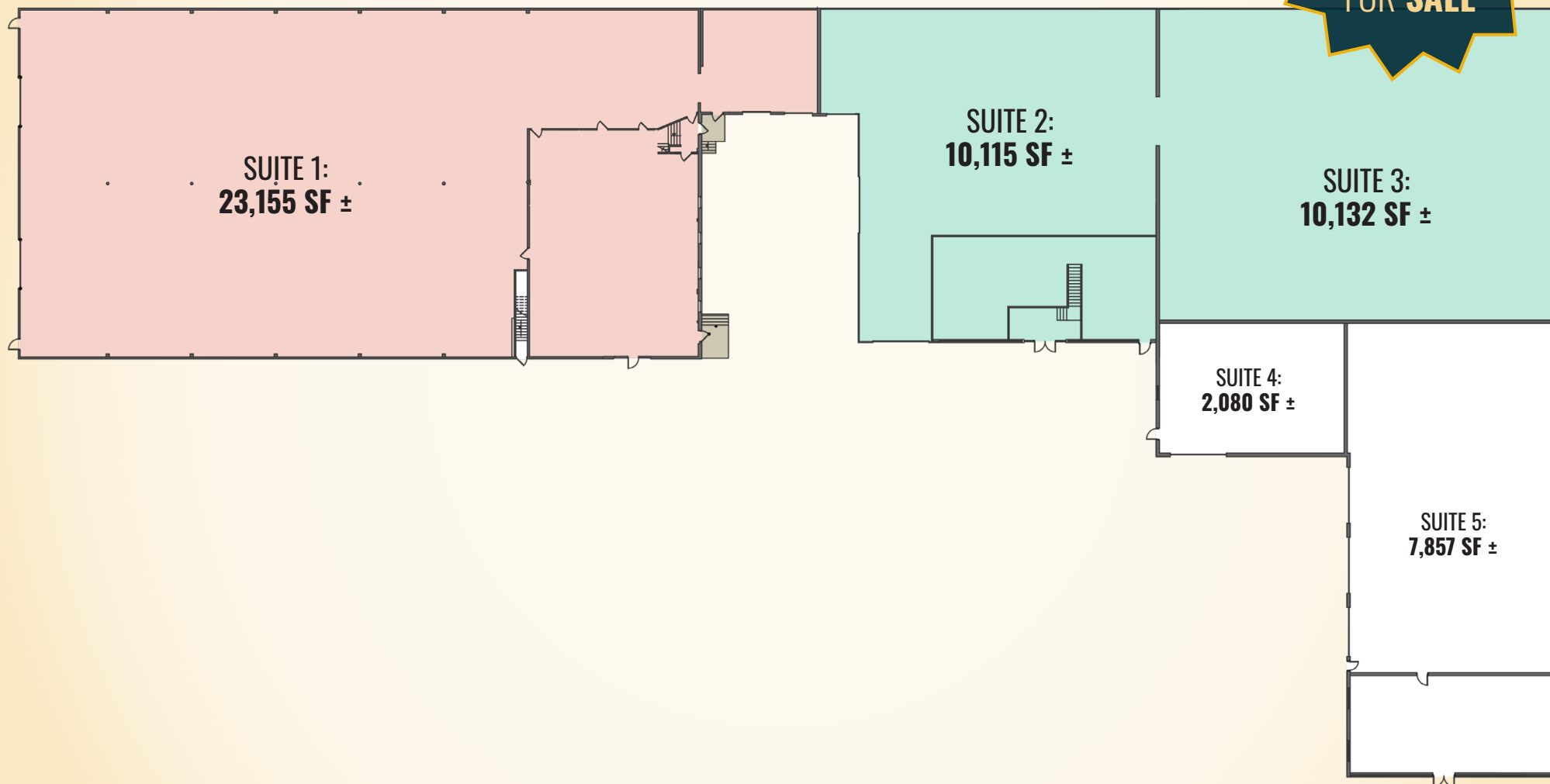
SALE/LEASE

 Baltimore County, MD

BUILDING FLOOR PLAN: 53,339 SF ±

9714-9722 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 212200

ENTIRE
53,559 SF ±
BLDG. AVAIL.
FOR SALE



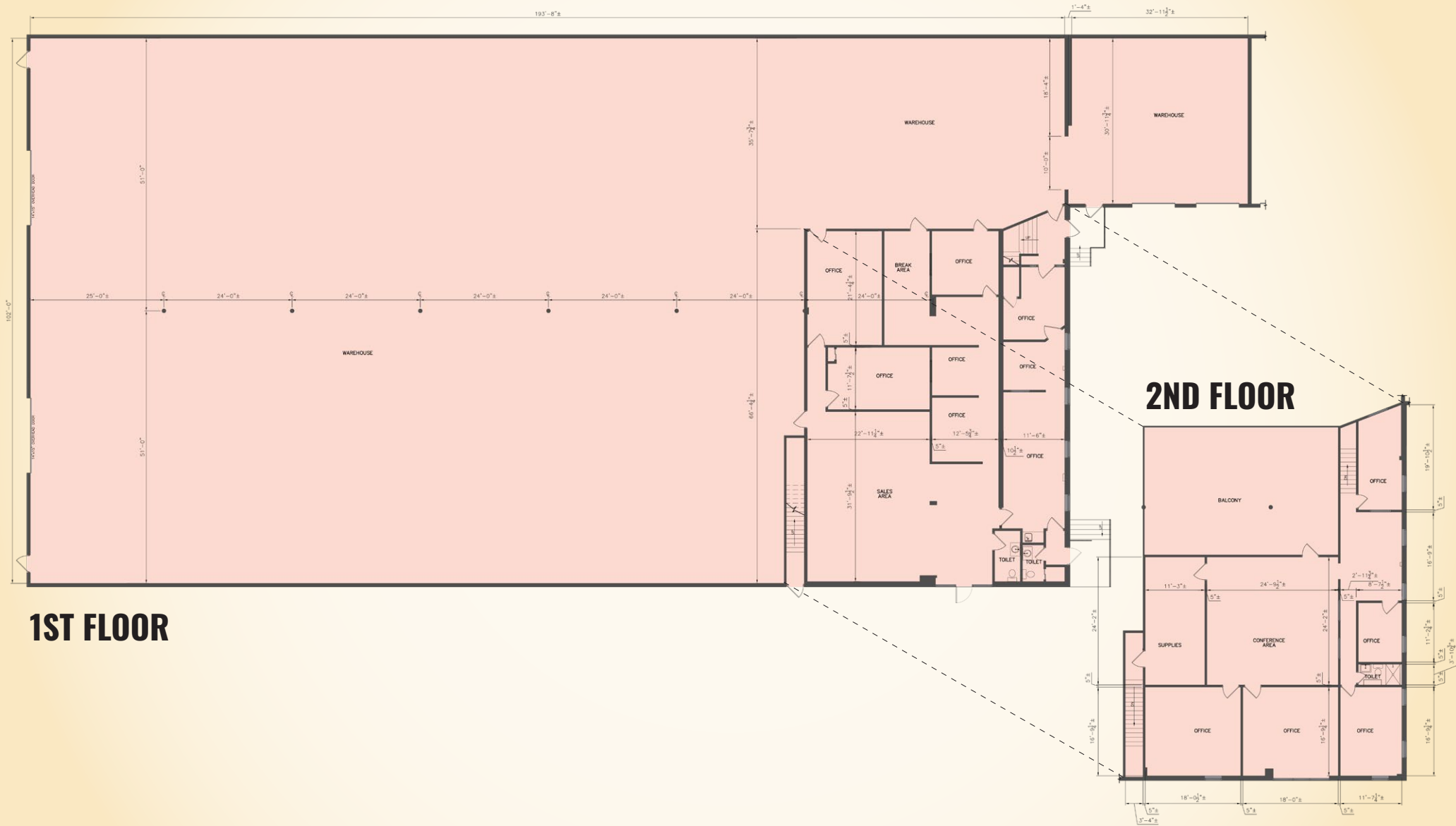
SALE/LEASE



Baltimore County, MD

SUITE 1 FLOOR PLAN: 23,155 SF ±

9714-9722 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



1ST FLOOR

2ND FLOOR

Andrew Meeder, SIOR

☎ 410.494.4881

✉ ameeder@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC

Matthew Curran, SIOR

☎ 443.573.3203

✉ mcurran@mackenziecommercial.com

Daniel Hudak, SIOR

☎ 443.573.3205

✉ dhudak@mackenziecommercial.com

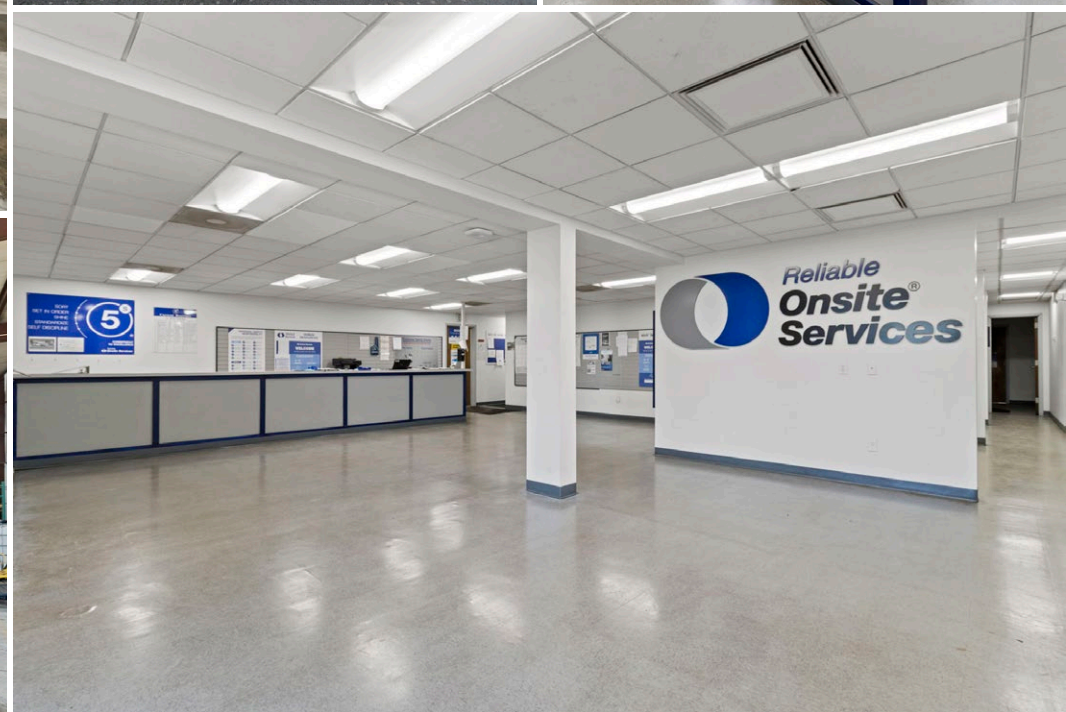
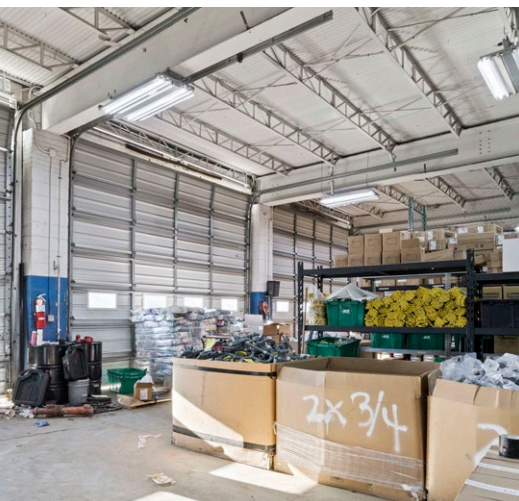
443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

 Baltimore County, MD

SUITE 1 INTERIOR PHOTOS: 23,155 SF ±

9714-9722 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Andrew Meeder, SIOR

☎ 410.494.4881

✉ ameeder@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC

Matthew Curran, SIOR

☎ 443.573.3203

✉ mcurran@mackenziecommercial.com

Daniel Hudak, SIOR

☎ 443.573.3205

✉ dhudak@mackenziecommercial.com

443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

SALE/LEASE

Baltimore County, MD

LOCAL BIRDSEYE

9714-9722 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220

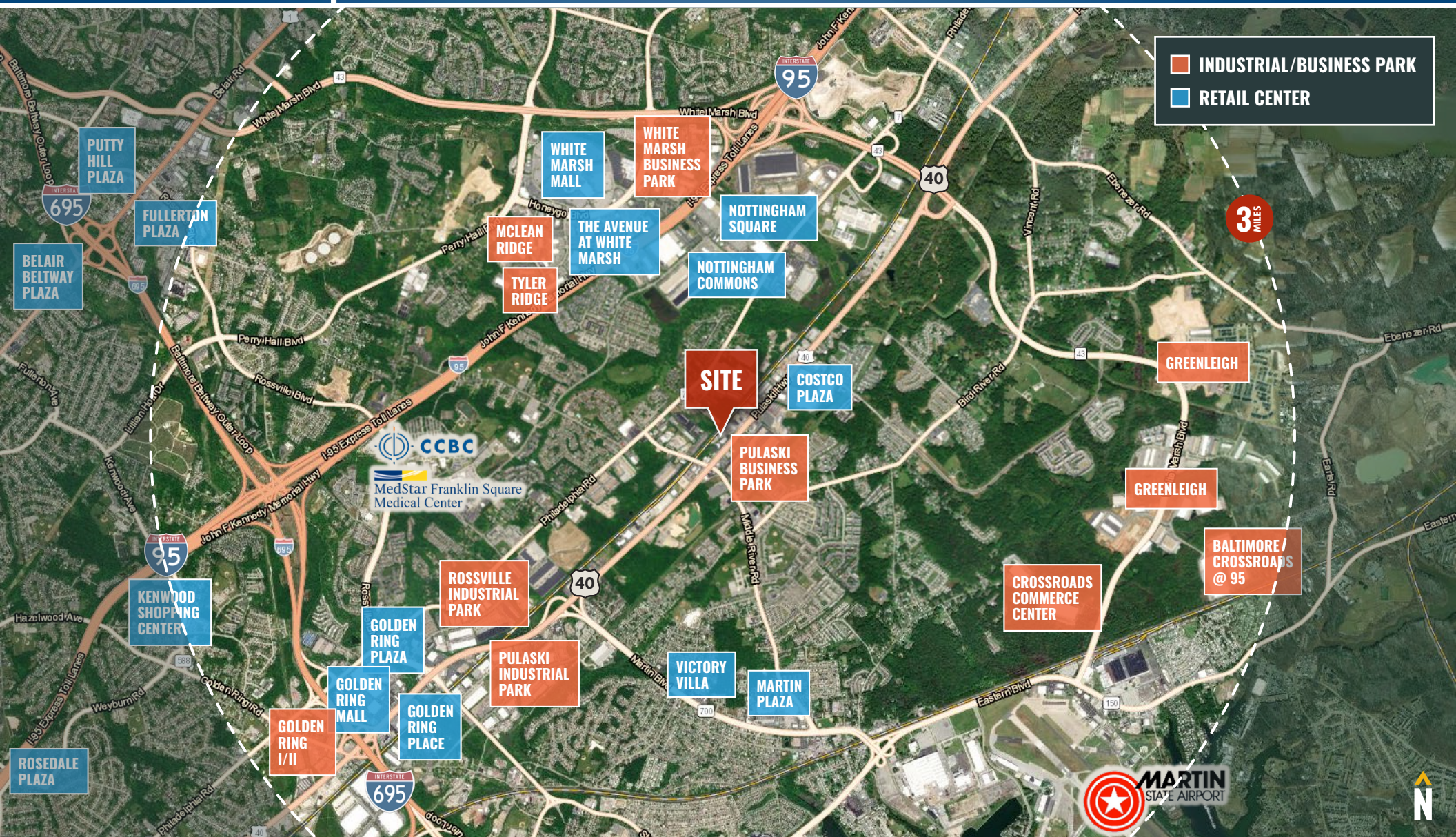


SALE/LEASE

Baltimore County, MD

TRADE AREA

9714-9722 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



SALE/LEASE



Baltimore County, MD

LOCATION

9714-9722 PULASKI HIGHWAY | MIDDLE RIVER, MARYLAND 21220



DISTANCE TO...

MAJOR CITIES:	MILES:	DRIVE TIME:
BALTIMORE, MD	10.0	25 MIN.
WASHINGTON, DC	50.9	1 HR. 13 MIN.
PHILADELPHIA, PA	92.2	1 HR. 29 MIN.
RICHMOND, VA	161.0	2 HRS. 48 MIN.

TRANSPORTATION POINTS OF INTEREST:

DUNDALK MARINE TERMINAL	10.4	19 MIN.
SEAGIRT MARINE TERMINAL	11.5	20 MIN.
FAIRFIELD MARINE TERMINAL	14.9	21 MIN.
BWI AIRPORT	22.1	26 MIN.



BALTIMORE, MD



BWI AIRPORT



WASHINGTON, DC



PORT OF BALTIMORE



PHILADELPHIA, PA



RICHMOND, VA



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

Andrew Meeder, SIOR

410.494.4881

ameeder@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC

Matthew Curran, SIOR

443.573.3203

mcurran@mackenziecommercial.com

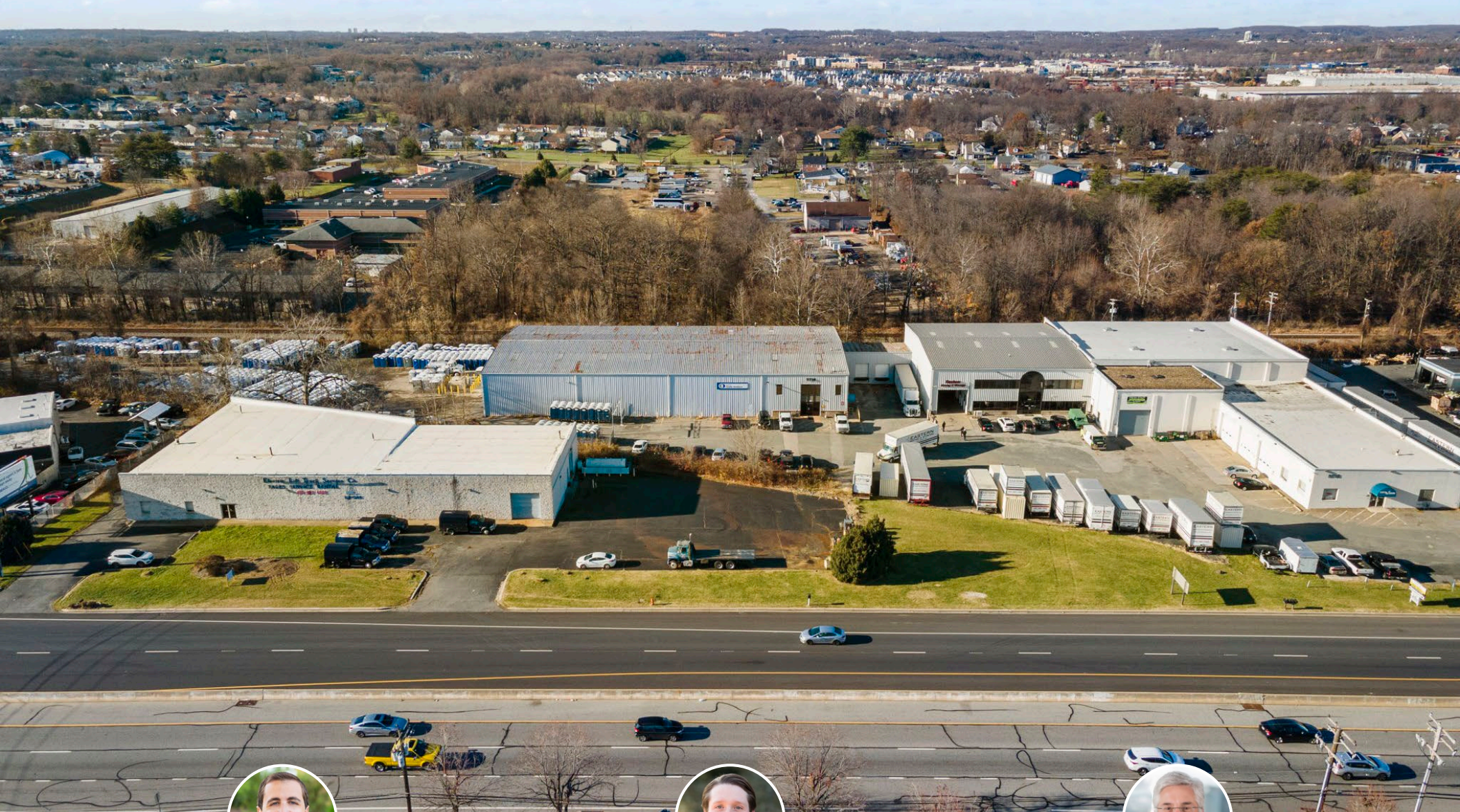
111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202

Daniel Hudak, SIOR

443.573.3205

dhudak@mackenziecommercial.com

www.MACKENZIECOMMERCIAL.com



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

410.494.4881

AMEEDER@MACKENZIECOMMERCIAL.COM

MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3203

MCURRAN@MACKENZIECOMMERCIAL.COM

DANIEL HUDAK, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

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.