

WAREHOUSE FOR SALE/LEASE



Note: Property boundary is approximate and for conceptual reference only.

3501 PULASKI HIGHWAY, BALTIMORE, MD 21224



GARDNER
Commercial Realty
GardnerCR.com | 443-732-3200

PROPERTY MEDIA



NOTE: In the tour, click on the play button for a guided tour.

PROPERTY PHOTOS



For additional information, or to schedule a tour:
Mike Mull, Senior Vice President
443 585 3999
mmull@GardnerCR.com

PROPERTY HIGHLIGHTS 3501 PULASKI HIGHWAY, BALTIMORE, MD 21224

Warehouse for Sale or Lease | Price Reduction

- ~40,895 SF $\pm$ industrial building, Ideal for warehouse, contractor, storage, light manufacturing, distribution, or flex industrial users
 - » ~30,000 SF $\pm$ first level warehouse
 - » ~10,000 SF $\pm$ 2nd level warehouse
- I-2 (General Industrial District) zoning, which is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing and warehousing uses including outdoor storage of materials. Buyer/tenant to independently verify permitted uses
- Convenient access to major highways I-95 & I-895
- Close proximity to the Port of Baltimore
- Located in an Opportunity Zone

WAREHOUSE DETAILS:

BUILDING SIZE: ~40,895 SF $\pm$

LOT SIZE: .809 ACRES $\pm$

CLEAR HEIGHT: ~19' $\pm$ MAX

**DOCKS: TWO (2) INTERIOR DOCKS;
ONE (1) EXTERIOR DOCK**

**DRIVE-INS: TWO (2) DRIVE-IN DOORS
(15' W X 14' H)**

PARKING: ~10 SURFACE SPACES

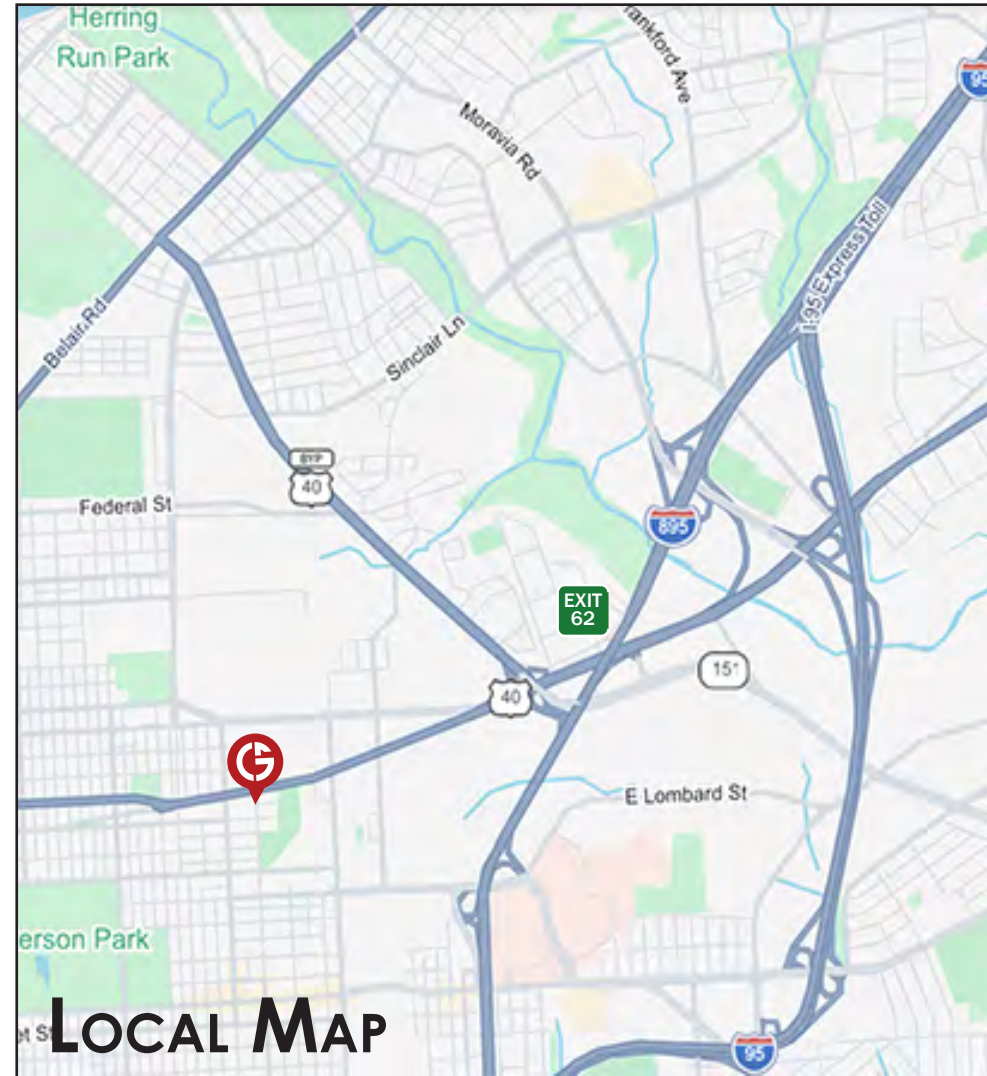
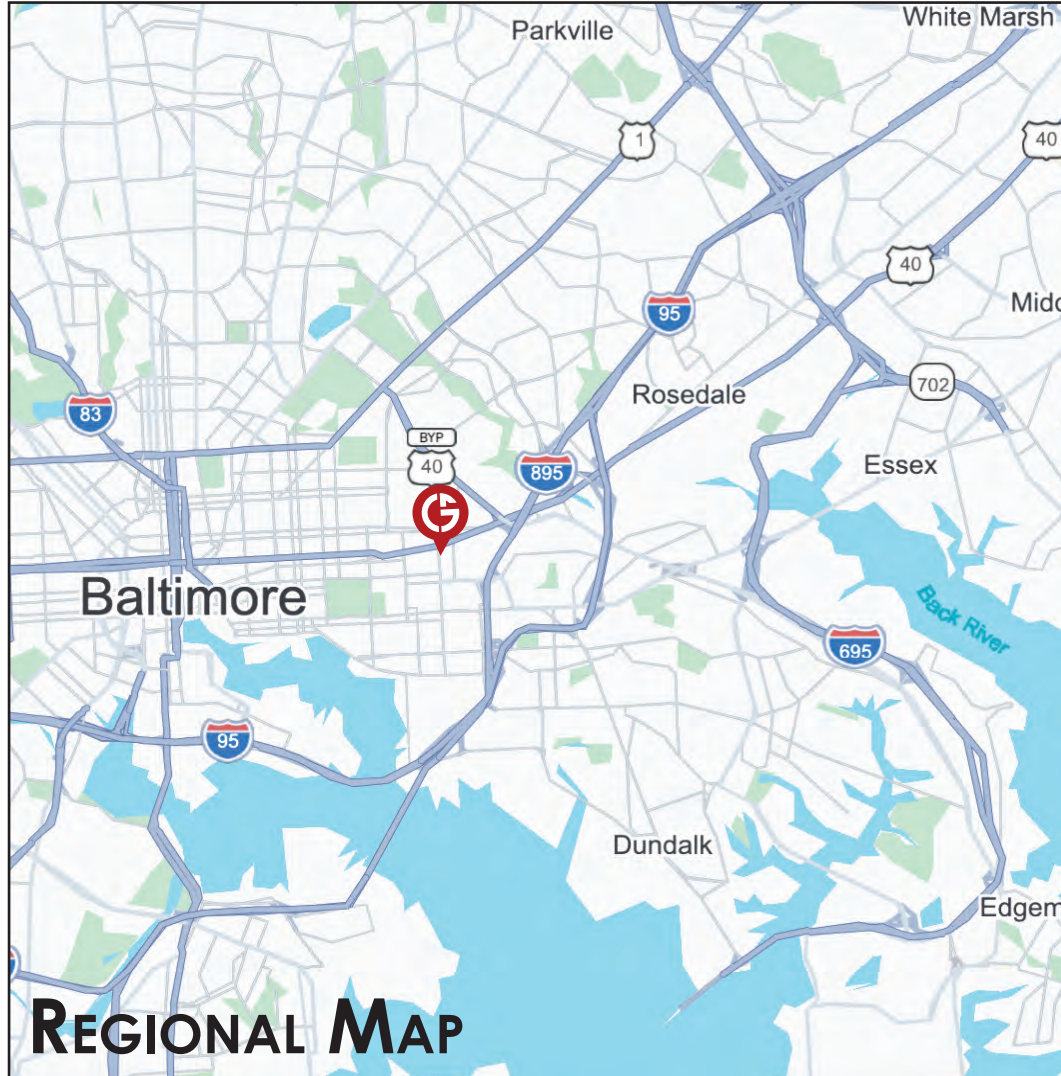
ZONING: I-2 (GENERAL INDUSTRIAL DIST.)



GARDNER
Commercial Realty

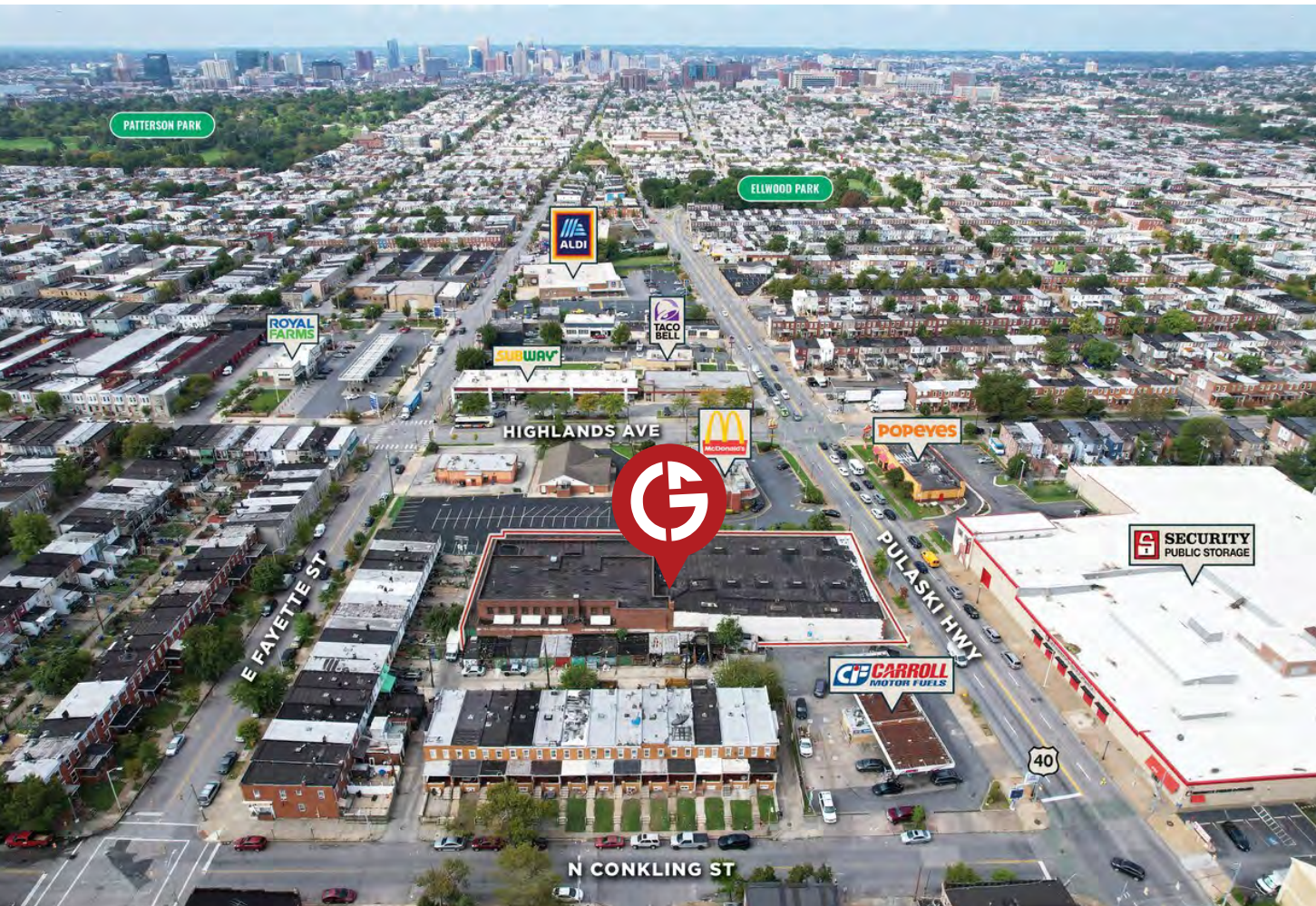
GardnerCR.com | 443-732-3200

For additional information, or to schedule a tour:
Mike Mull, Senior Vice President
443 585 3999
mmull@GardnerCR.com



GARDNER
Commercial Realty
GardnerCR.com | 443-732-3200

For additional information, or to schedule a tour:
Mike Mull, Senior Vice President
443 585 3999
mmull@GardnerCR.com



DRIVING DISTANCES TO:



1.2 MILES
3 MINUTE DRIVE

PORT OF BALTIMORE



3.8 MILES
14 MINUTE DRIVE



2.7 MILES
7 MINUTE DRIVE

BWI AIRPORT



2.2 MILES
8 MINUTE DRIVE



14.4 MILES
17 MINUTE DRIVE

Note: Property boundary is approximate and for conceptual reference only.



GARDNER
Commercial Realty

GardnerCR.com | 443-732-3200

For additional information, or to schedule a tour:

Mike Mull, Senior Vice President

443 585 3999

mmull@GardnerCR.com



WAREHOUSE DETAILS

CLEAR HEIGHT: ~19' ± MAX

DOCKS: TWO (2) INTERIOR DOCKS;
ONE (1) EXTERIOR DOCK

DRIVE-INS: TWO (2) DRIVE-IN DOORS
(15' W X 14' H)

Note: Property boundary is approximate and for conceptual reference only.



GARDNER
Commercial Realty

GardnerCR.com | 443-732-3200

For additional information, or to schedule a tour:

Mike Mull, Senior Vice President

443 585 3999

mmull@GardnerCR.com





Note: Property boundary is approximate and for conceptual reference only.

WAREHOUSE FOR SALE/LEASE | 3501 PULASKI HIGHWAY, BALTIMORE, MD 21224



GARDNER
Commercial Realty

GardnerCR.com | 443-732-3200

Gardner Commercial Realty is the Exclusive Listing Broker and represents the Landlord of the 3501 Pulaski Highway.

© Copyright 2026 Gardner Commercial Realty, LLC. All Rights Reserved.

For additional information, or to schedule a tour:

Mike Mull, Senior Vice President

443 585 3999

mmull@GardnerCR.com

This document has been prepared by Gardner Commercial Realty, a licensed Maryland commercial real estate brokerage, for general informational purposes only and is not intended for use in litigation, regulatory proceedings, or by third parties without prior written consent. The information contained herein has been obtained from sources believed to be reliable, which may include, without limitation, property ownership, third-party data providers, public records, and other sources. However, such information has not been independently verified, and Gardner Commercial Realty makes no representation or warranty, express or implied, as to the accuracy, completeness, or reliability of the information. This document does not guarantee value, performance, financing, or investment results. Any financial information, projections, assumptions, operating data, and comparative analyses are provided for informational purposes only. Actual results may vary based on market conditions, property-specific factors, and other variables. This document does not constitute legal, tax, accounting, or financial advice. Recipients are strongly advised to conduct their own independent verification and due diligence and to consult with qualified professionals before making any decisions. This document is intended solely for use by the recipient and may not be distributed or relied upon by any other party without the prior written consent of Gardner Commercial Realty. To the maximum extent permitted by law, Gardner Commercial Realty, its agents, and affiliates shall not be liable for any loss, damage, or consequence resulting from reliance on this document or the information contained herein. This document reflects conditions as of the date of preparation and may become outdated over time. Market conditions, property performance, and comparable data may change, and this information should not be relied upon without current verification. This document and any dispute arising from it shall be governed by the laws of the State of Maryland. © Gardner Commercial Realty, LLC. All Rights Reserved.