



FOR **SALE/LEASE**

12,600 SF $\pm$ RAIL SERVED WAREHOUSE

7590 ROLLING MILL ROAD | BALTIMORE, MARYLAND 21224



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 12,600 SF $\pm$ warehouse building on 2.02 acres $\pm$
- Clear span building
- Dock (with platform) and drive-in loading
- Rail served
- Public water and sewer
- 10 minute drive to the Port of Baltimore



BUILDING SIZE:

12,600 SF $\pm$

LOT SIZE:

2.02 ACRES $\pm$

CLEAR HEIGHT:

24'-0" $\pm$

RAIL:

CANTON RAILROAD

DOCKS:

1 (2 TRUCK POSITIONS)

DRIVE-INS:

2

ZONING:

MH IM (MANUFACTURING: HEAVY)
[INDUSTRIAL, MAJOR DISTRICT]

RENTAL RATE:

NEGOTIABLE

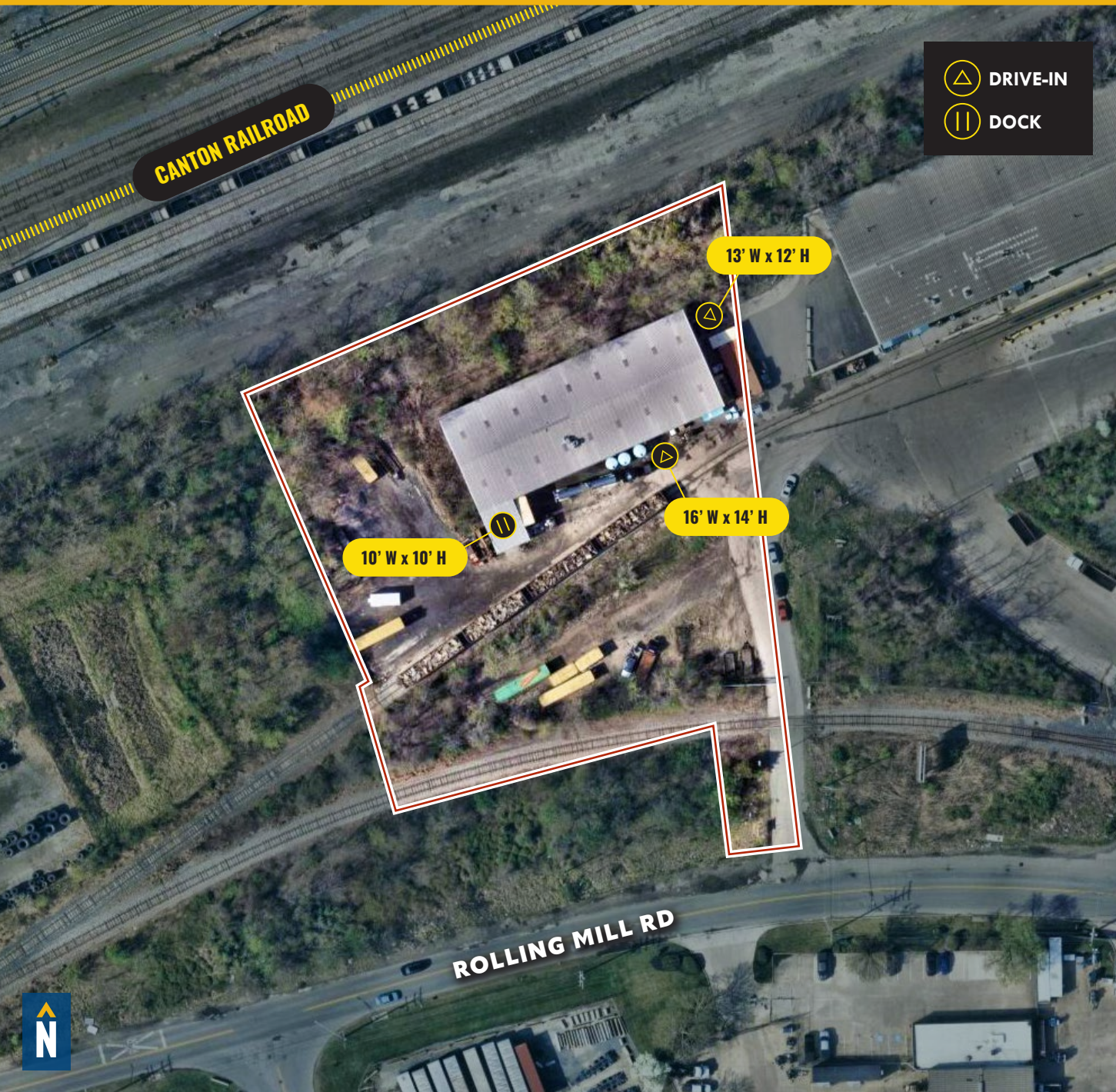
SALE PRICE:

\$2,000,000



GOOGLE STREET VIEW

AERIAL



LOCAL BIRDSEYE

PORT OF BALTIMORE

BALTIMORE



U-HAUL

Advance Auto Parts

Dunett Sheppard Steel
Altium

Self Storage One
DEJANA

eastern Recycling Services

ODI Overseas Distributors Inc.

biwt

Dunbar

McCarthy TIRE SERVICE

STEEL & WIRE

SOUTHERN GLAZER'S WINE & SPIRITS

GOETZ

BAIN FOR RENT

SITE

ROLLING MILL RD

BALTIORE ST

SIMS METAL

Boise Cascade



TRADE AREA

DRIVING DISTANCE TO:

 1.3 MILES
4 MIN. DRIVE

 2.0 MILES
5 MIN. DRIVE

 2.4 MILES
6 MIN. DRIVE

 4.7 MILES
14 MIN. DRIVE
(DUNDALK MARINE TERMINAL)

 15.4 MILES
20 MIN. DRIVE

BALTIMORE, MD 5.7 MILES
14 MIN.

WASHINGTON, DC 44.3 MILES
1 HR. 0 MIN.

PHILADELPHIA, PA 98.7 MILES
1 HR. 30 MIN.

RICHMOND, VA 154.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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