

RETAIL/SHOWROOM/WAREHOUSE FOR SALE OR LEASE

9000 PULASKI HIGHWAY

MIDDLE RIVER, MARYLAND 21220



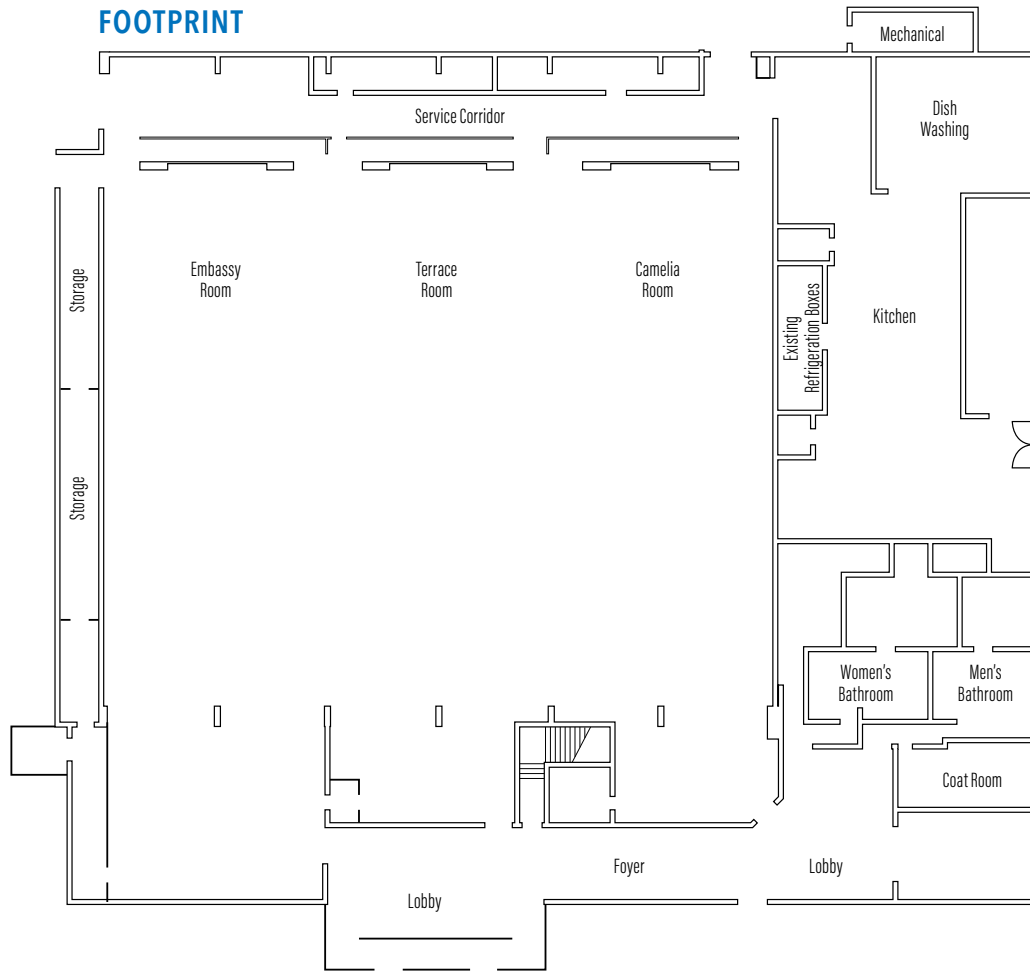
TRANSWESTERN

REAL ESTATE
SERVICES

RETAIL/SHOWROOM/WAREHOUSE FOR SALE OR LEASE

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FOR SALE OR LEASE

Sale Price	\$4,950,000
Rental Rate	\$15.00 PSF, NNN
Taxes:	\$2.55 PSF
R&M:	\$0.91 PSF
Utilities:	\$2.19 PSF

PROPERTY SPECS

Size	Main floor: 25,400 SF
	Mezzanine: 2,000 SF
	Total Size: 27,400 SF
Full Building Renovation	1981
Land	5 acres
Zoning	BRIM
Parking	252 surface spaces (ability to expand - 50 spaces)
HVAC	15 - RTU's Gas/Electric (Trane, Lennox, Carrier, Jenn-Aire)
Capital R&M	Full interior renovation 2000
	New mechanical HVAC 2008
	Full interior renovation 2010
	Parking lot & roof 2016

CONTACT

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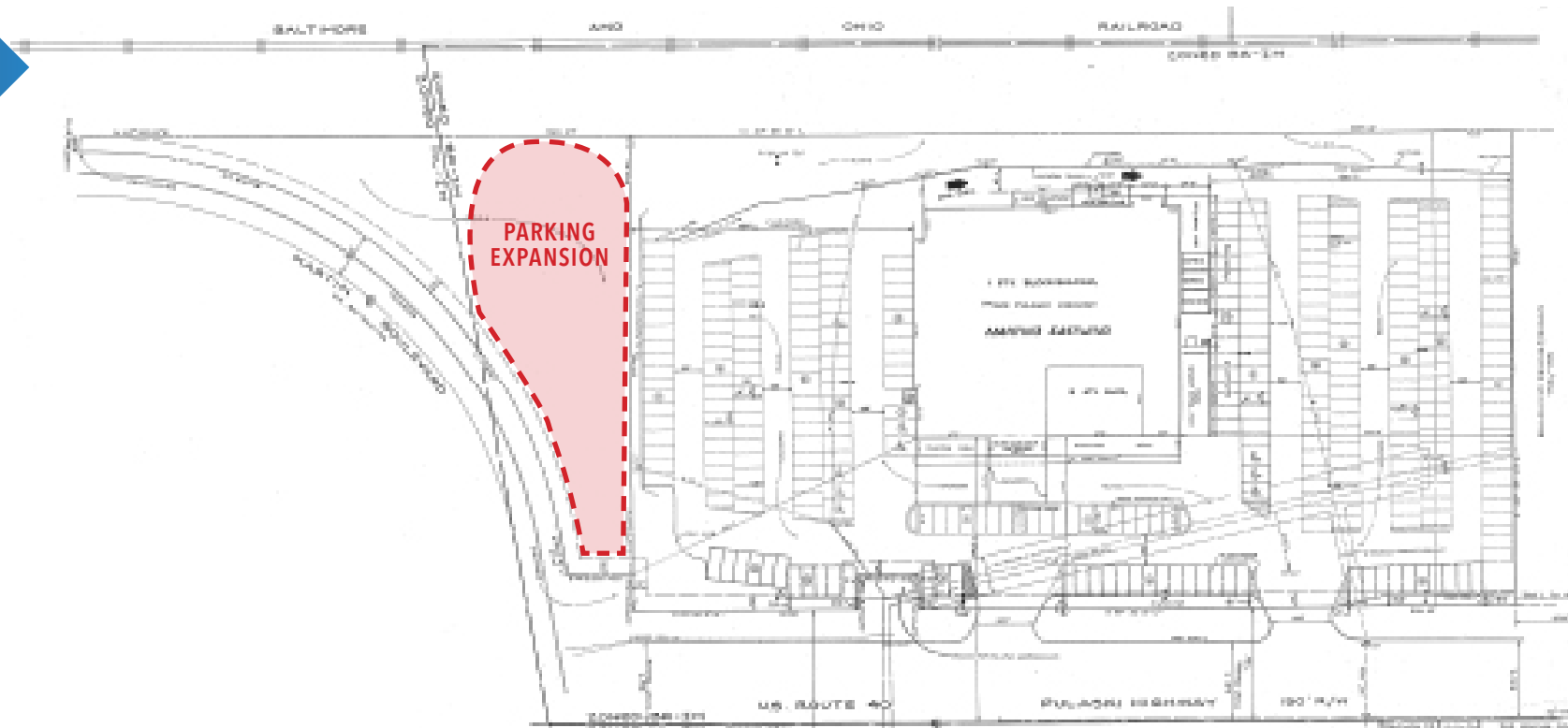


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SITE PLAN



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