

706B PULASKI HWY, JOPPA, MD 21085



**INDUSTRIAL/FLEX SPACE AVAILABLE**

**FOR LEASE \$14.00 PER SQ.FT. NNN**



**Property Highlights:**

- Great visibility and location on Pulaski Highway (Rt 40)
- Located close to I-95 and MD Route 152 (Mountain Road)
- Building Size: 18,250 SF
- Property Size: 1.12 Acres
- Zoning: C1
- 5,196 SF Industrial/Flex Space Available
- 10 Overhead doors (5 per side)
- Ceiling Height 20 Ft
- Ample On-Site Parking -17 vehicles
- Office and Bathroom w/in space
- Public Utilities
- Gas Heat
- Traffic Counts - 27,296 units/day
- Availability: Immediate

**DEMOGRAPHICS:**

Population	3 MILE	5 MILE
2024 Total Population:	36,018	93,620
Pop. Growth 2024-2029:	0.6%	0.4%
Median Age:	40.4	40
Households		
2024 Total Households:	13,578	34,808
Median Household Income:	\$76,771	\$92,323
Avg. Household Size:	2.7	2.6

**CONTACT:**

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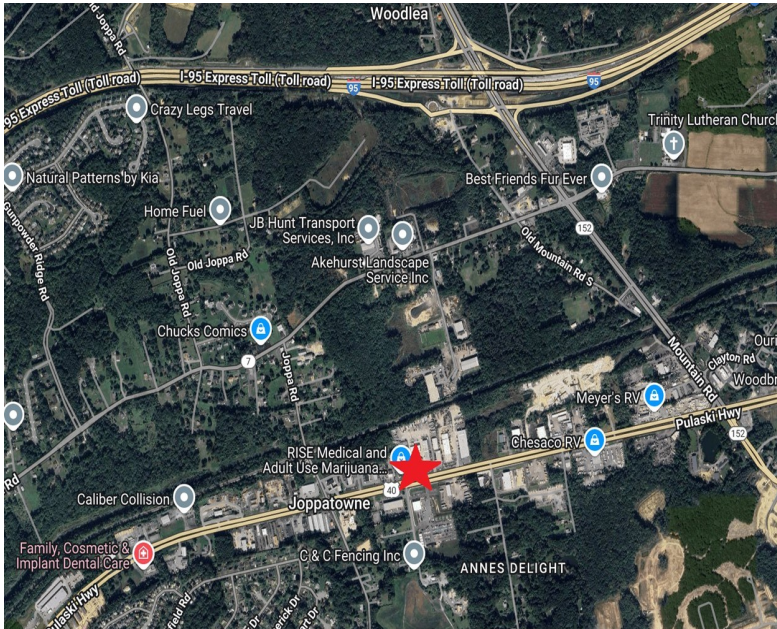
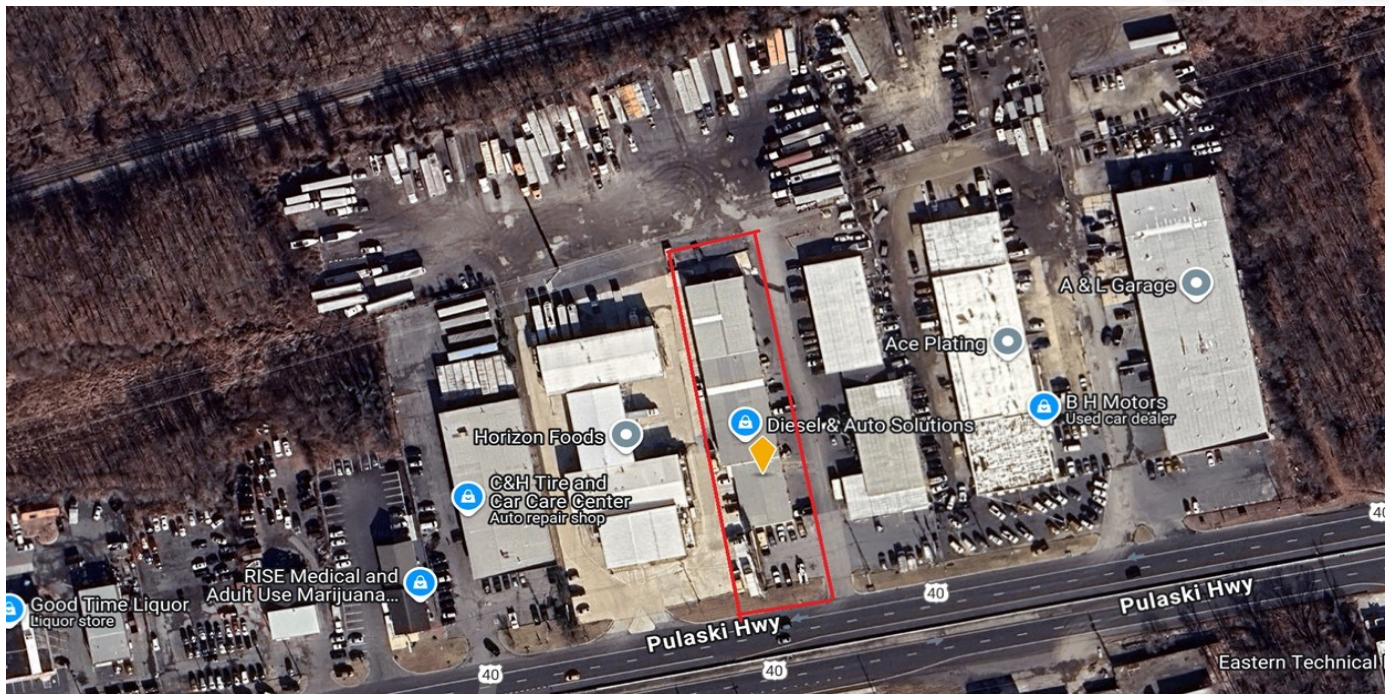


**1920 Rock Spring Rd, Suite 101, Forest Hill, MD 21050**  
**Ph. 410.296.2626 | Fax 410.296.2660**

**DISCLAIMER:** *The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.*

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