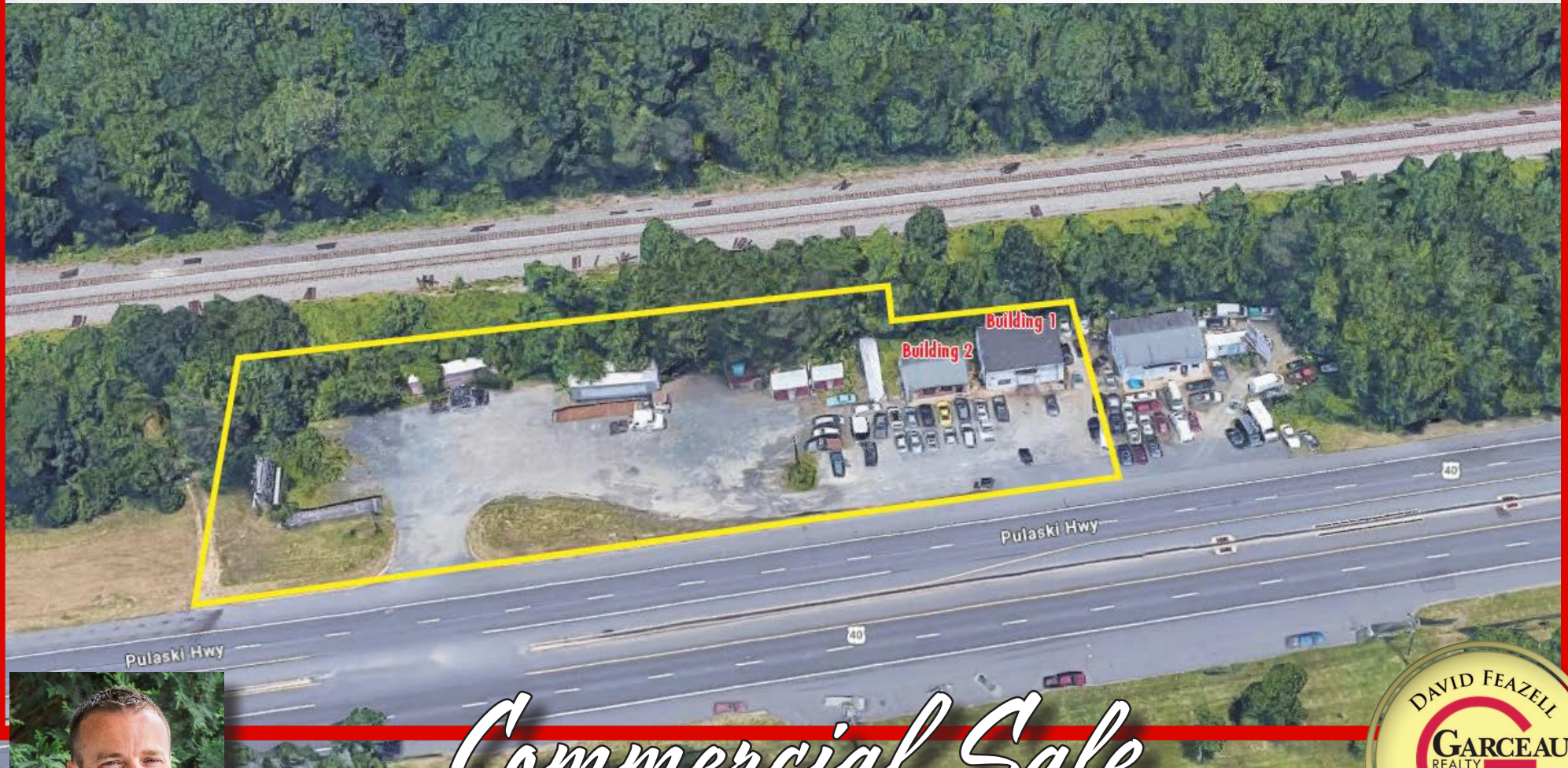


COMMERCIAL PROPERTY FOR SALE

3210 Pulaski Hwy | Edgewood, MD 21040



Commercial Sale

Contractor Storage or Automotive Site directly on Pulaski Hwy!
1.10 Acres of C1 Zoning with 2 access points

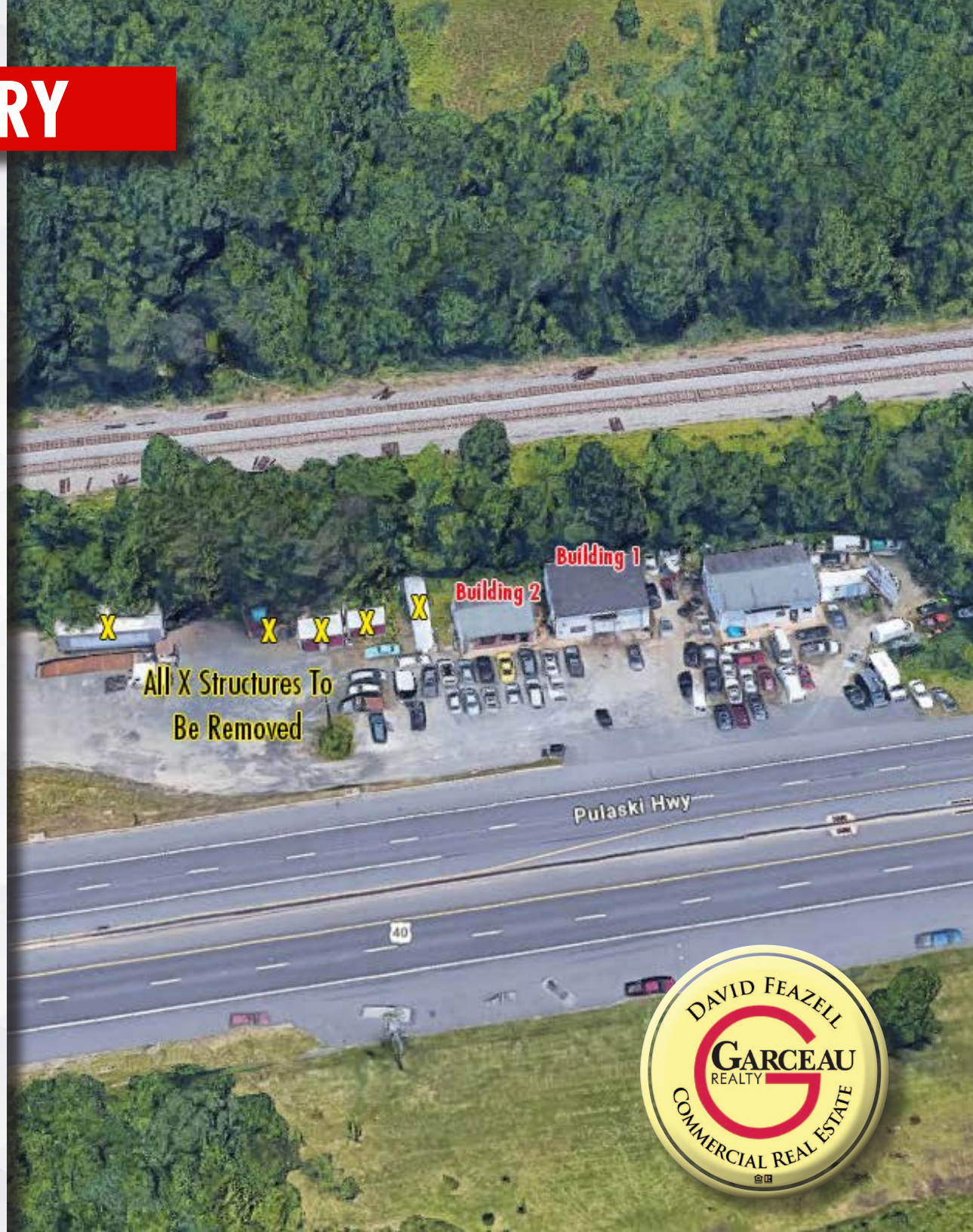
David Feazell of Garceau Realty 443.299.7937 (c) 410.803.0714 (o)



PROPERTY SUMMARY

Contractor Storage or Automotive Site in Edgewood directly on Pulaski Hwy! 1.10 Acres of C1 Zoning with 2 access points for easy ingress & egress. The site is graded and gravelled throughout for easy exterior storage of material, equipment, or vehicles. All current tenants to vacate prior to closing other than the existing Lamar Billboard paying \$2400/yr. 2 Shop buildings will remain on site totalling 2,100SF with public water, sewer, and 3 phase electric in place.

All other ancillary buildings and shed structures to be removed prior to closing. There are 96,000 people with an average Household Income of \$109,000/yr living within 5 miles of the site. Quick, easy access to all major highways including Rt 7, Rt 40, Rt 22, and I-95. Surrounded by Logistics facilities, Flex Buildings, APG, National Retailers, Perryman warehouses, and Bel Air Auto Auction. This location is ideal for any contractor or auto user with exterior storage and office needs!



SITE DETAILS

Address: 3210 Pulaski Hwy Edgewood MD 21040

Price: \$750,000

Site size: 1.10 Acres

Zoning: C1

Shed structures : All structures besides the 2 buildings listed below will be removed

Tenants: Property will be delivered vacant other than the LAMAR Billboard

Billboard: Paying \$2400/year for 2 more years and Double-Sided

Access: 1 curb cut + 1 large opening off Pulaski Hwy

Hwy Access: Crossover access from opposite side of Pulaski Hwy

Frontage: 416Ft of Road Frontage on Pulaski Hwy

Infrastructure: All storm, drain, curb, and decel lane have been completed



SITE DETAILS: BUILDINGS

Building 1:

Size: 1260 SF

Const Type: Block

Power: (2) 200 Amp Panels with 3 Phase Power

Bays: 2 Shop Bays (12ft + 9ft height)

Clear Height: 13'8"

HVAC: Propane Ceiling heater

Bath: (1) ½ bath

Building 2:

Size: 830 SF

Const Type: Brick facade

Power: 100 Amp panel

Bays: none

HVAC: Central heat and air



OFFERING HIGHLIGHTS

Traffic: 18,000 CPD on Pulaski Hwy

Demographics: 96,000 people living within 5 miles

Income: \$109,000/yr average household income within 5 miles

Utilities: Public Water & Sewer + BGE on site

Access: Immediate access to Rt 7, Rt 40, and quick access to I-95

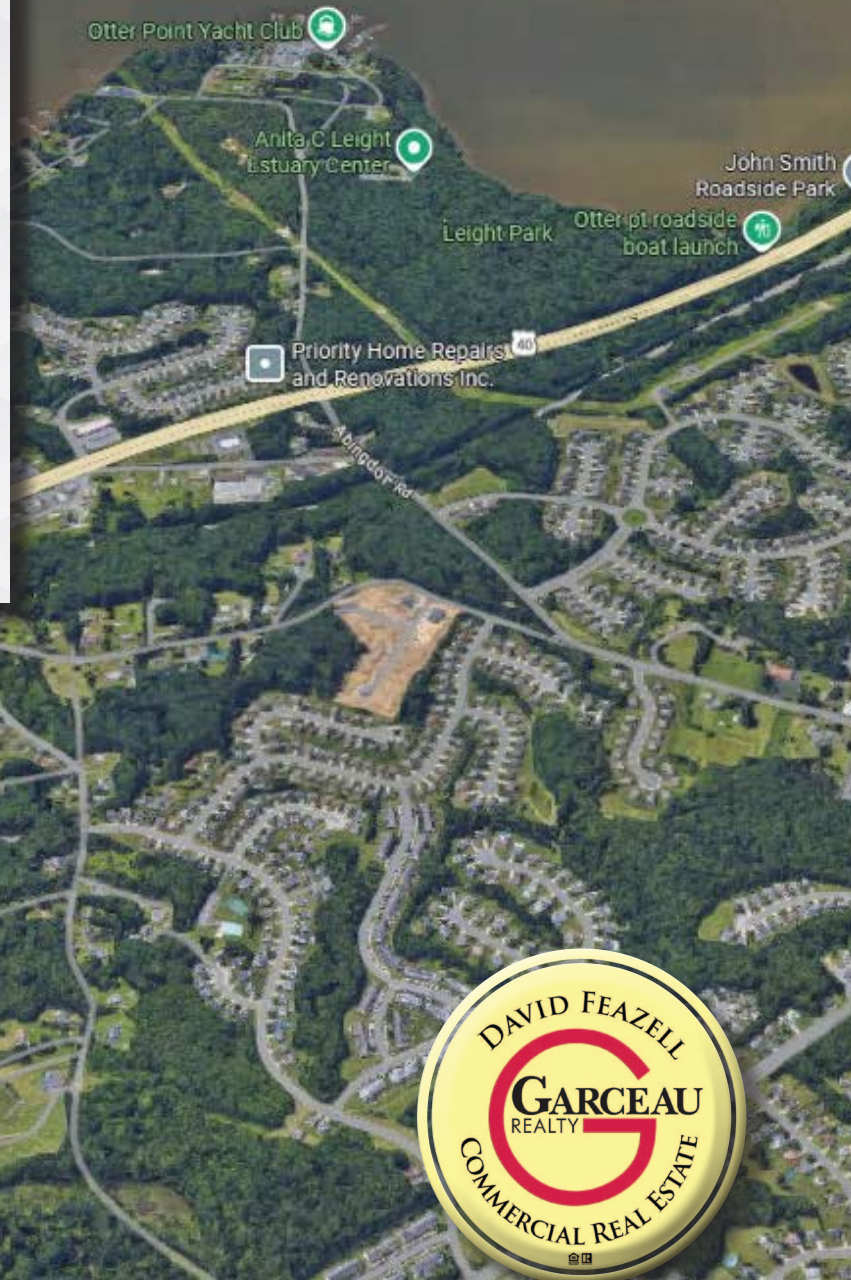
Nearby: Within 5 miles of I-95, All Perryman Warehouses, and APG

50 miles from DC

35 miles from Delaware

20 miles from Baltimore

10 Miles from White Marsh





um Run
ervation
Area

Walmart Supercenter

Oliver Garden
Italian Restaurant

amazon

Cracker Barrel
Old Country Store

McCormick

COTY
Riverside
Distribution Center

Ray's Caribbean
American Food

Gordon
FOOD SERVICE

WOODLAND
RUN

Bush Declaration
Natural Resources...

Belcamp

SEPHORA

The Clorox
Company

wayfair

ABINGDON
RESERVE

Abingdon

Perryman

FERRARO
FOODS

Wildwood

Bush River

Bush River Manor

Electric Substation

Perryman plant

SHORE

Otter Point
Creek
Natural Area

Flying
Point Park

WILLOUGHBY



BUILDING 1



AUTO
SERVICE PLUS

**OTTER POINT
AUTOMOTIVE, LLC**

2010
**OTTER POINT
AUTOMOTIVE, LLC**
Advanced Automotive Service and Customer Care
410-675-3099 410-679-289





BUILDING 2



All X Structures To
Be Removed

X

X

X

X

Building 2

Building 1



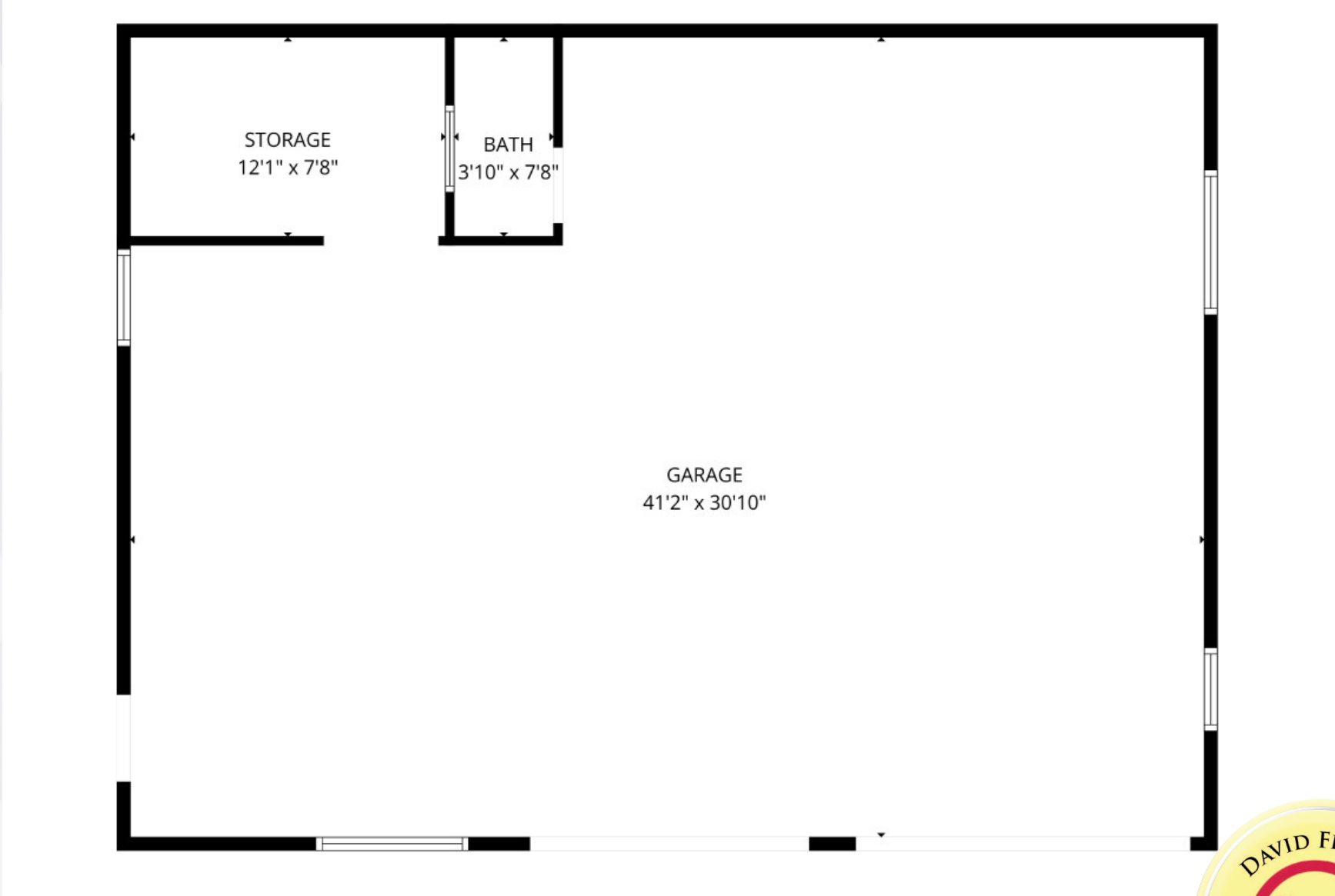




ARM AUTO SALES
210-612-1010



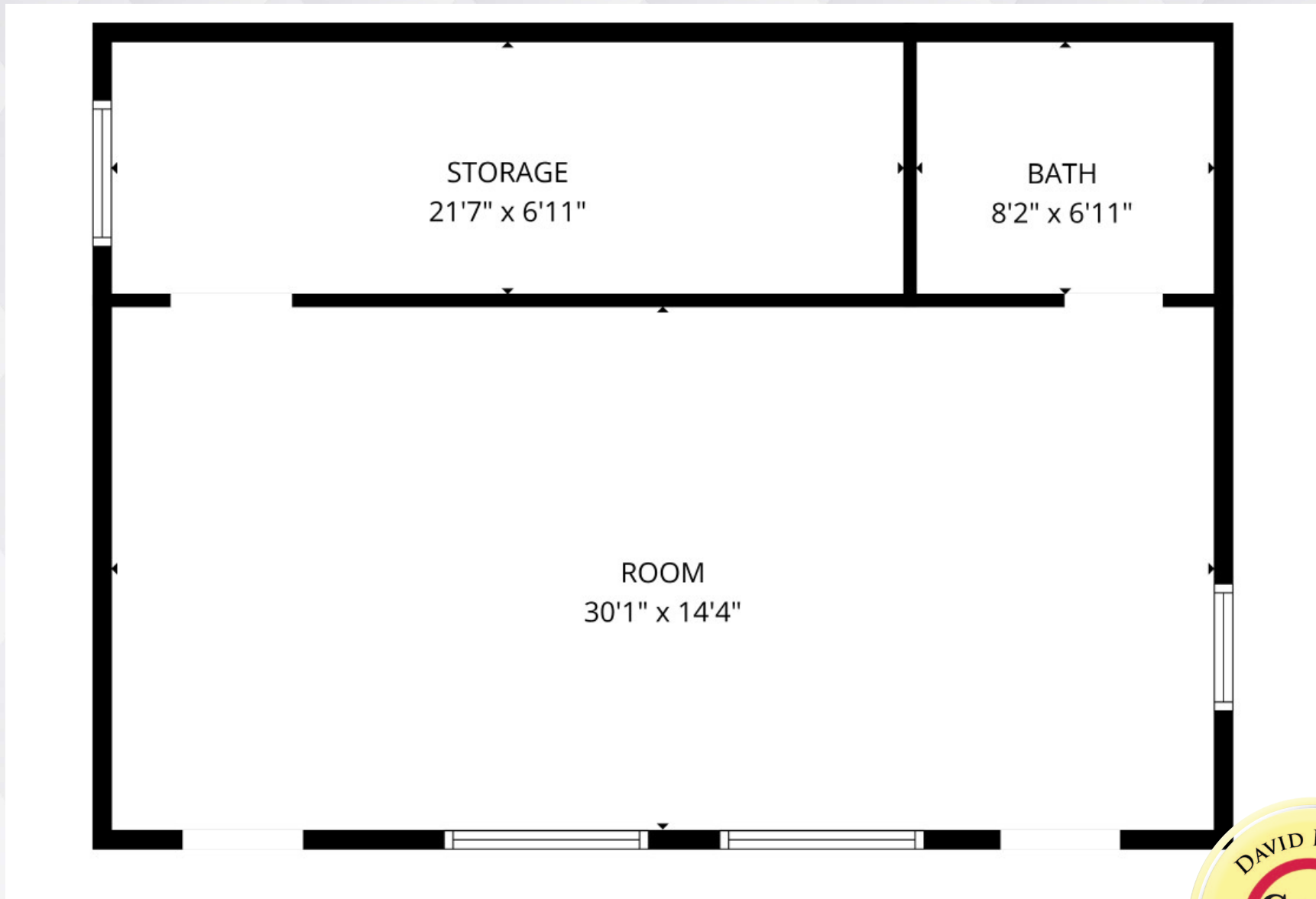
BUILDING 1 FLOOR PLAN



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



BUILDING 2 FLOOR PLAN



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

