

# ROSEDALE BUSINESS CTR

1213 67th Street, Rosedale, MD 21237  
Baltimore County



## PROPERTY HIGHLIGHTS:

- **Building:** 46,328 SF one-story masonry
- **Available:** ±4,050 SF (30' x 135')
- **Office:** ±400 SF office
- **Column Spacing:** ±30' x 27'
- **Ceiling Height:** 20'
- **Loading:** One (1) loading dock
- **Heat:** Gas
- **Sprinkler:** Wet system
- **Floor:** Reinforced concrete
- **Zoning:** ML-IM
- **Rental Rate:** \$8.50/SF NNN
- **OPEX:** \$1.10/SF
- **Comments:**
  - » Exposure to Pulaski Highway
  - » Excellent access to I-695
  - » Easy access to I-95, Baltimore Beltway and Marine Terminal
  - » Ideal for manufacturing, wholesale operations, warehouse/distribution and contractors
  - » Abundant labor pool
  - » One-half mile from I-95 & I-895
  - » Public transportation nearby

**Peter Dudley**  
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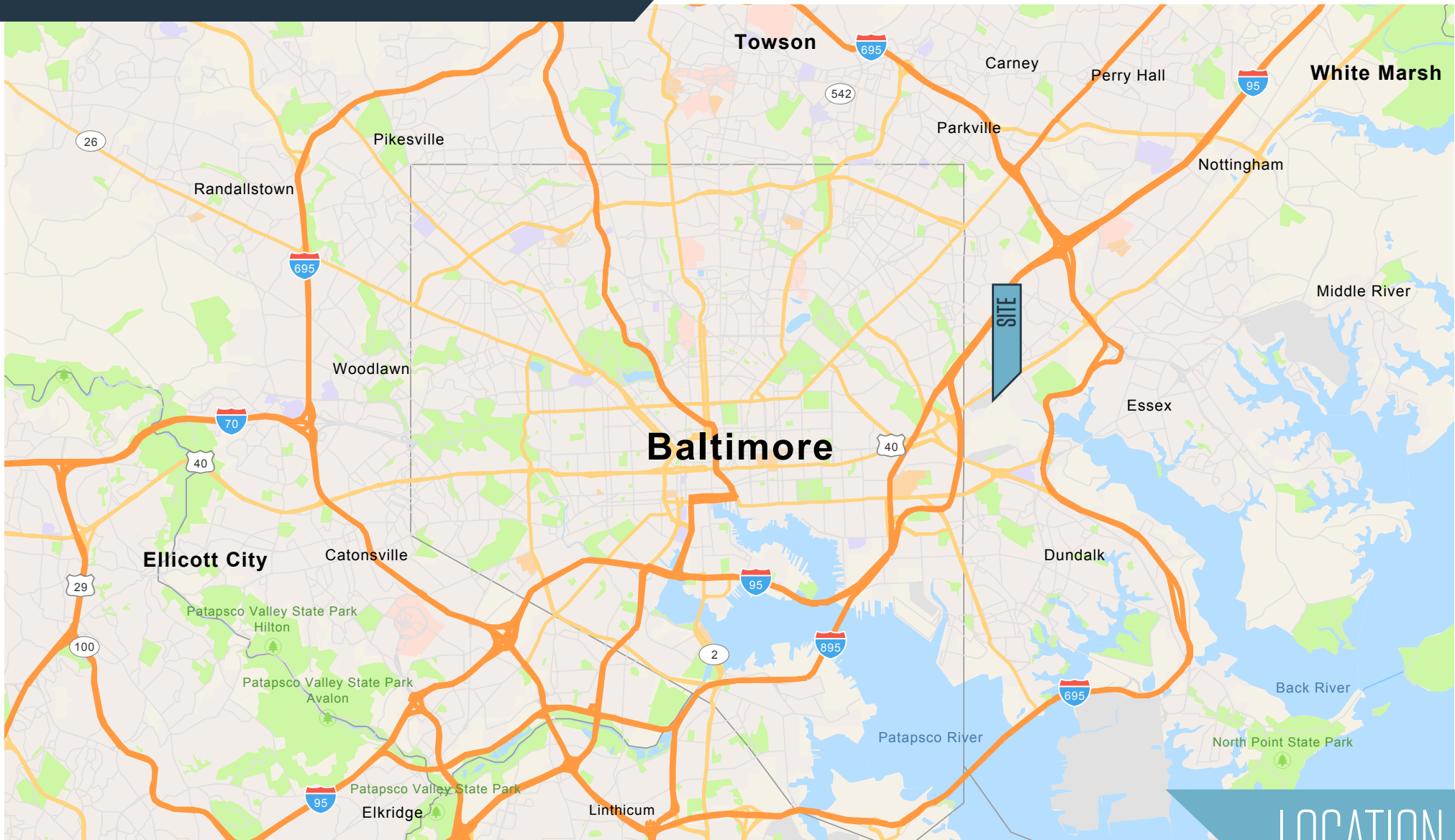
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LOCATION

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AERIAL

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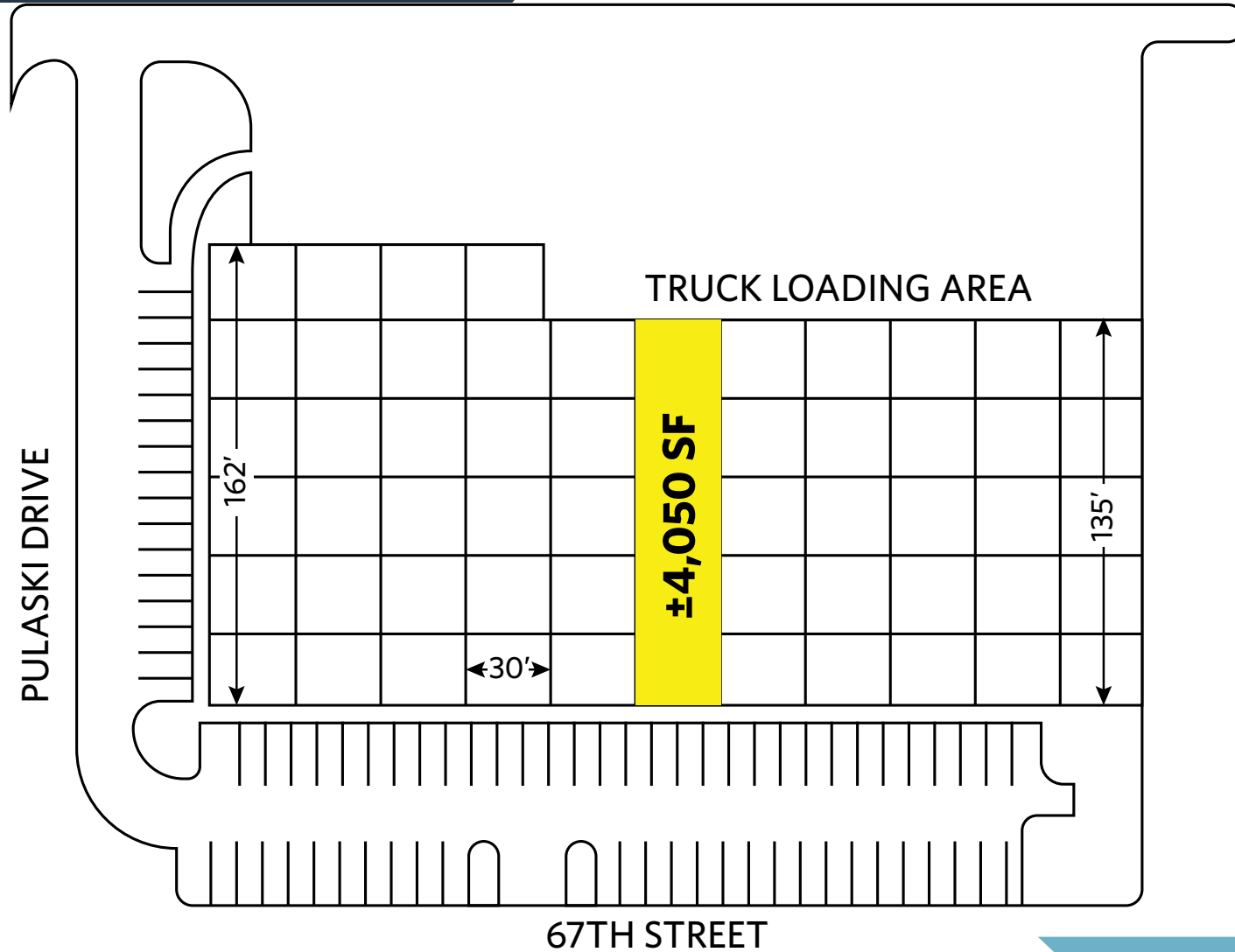
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BUILDING PLAN

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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