



GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

Heavy Industrial Property FOR SALE



- +/- 12,600 sf Freestanding Industrial Building FOR SALE
- +/- 2.02 Acres
- MH Zoning - Heavy Industrial Zoning
- Rail Served
- Dock and Drive-In Zoning
- Column Free Warehouse
- +/- 22 - 26' Clear Height
- Contact for More Information

7600 ROLLING MILL RD. (21224)

JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522
WILL MCCULLOUGH - WILL@GOLDCOMMERCIAL.NET - 410.292.2985
KYLE BROWN - KYLE@GOLDCOMMERCIAL.NET - 443.425.8279



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AERIAL



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This Property offering is subject to change without notice. All information is deemed reliable but not guaranteed

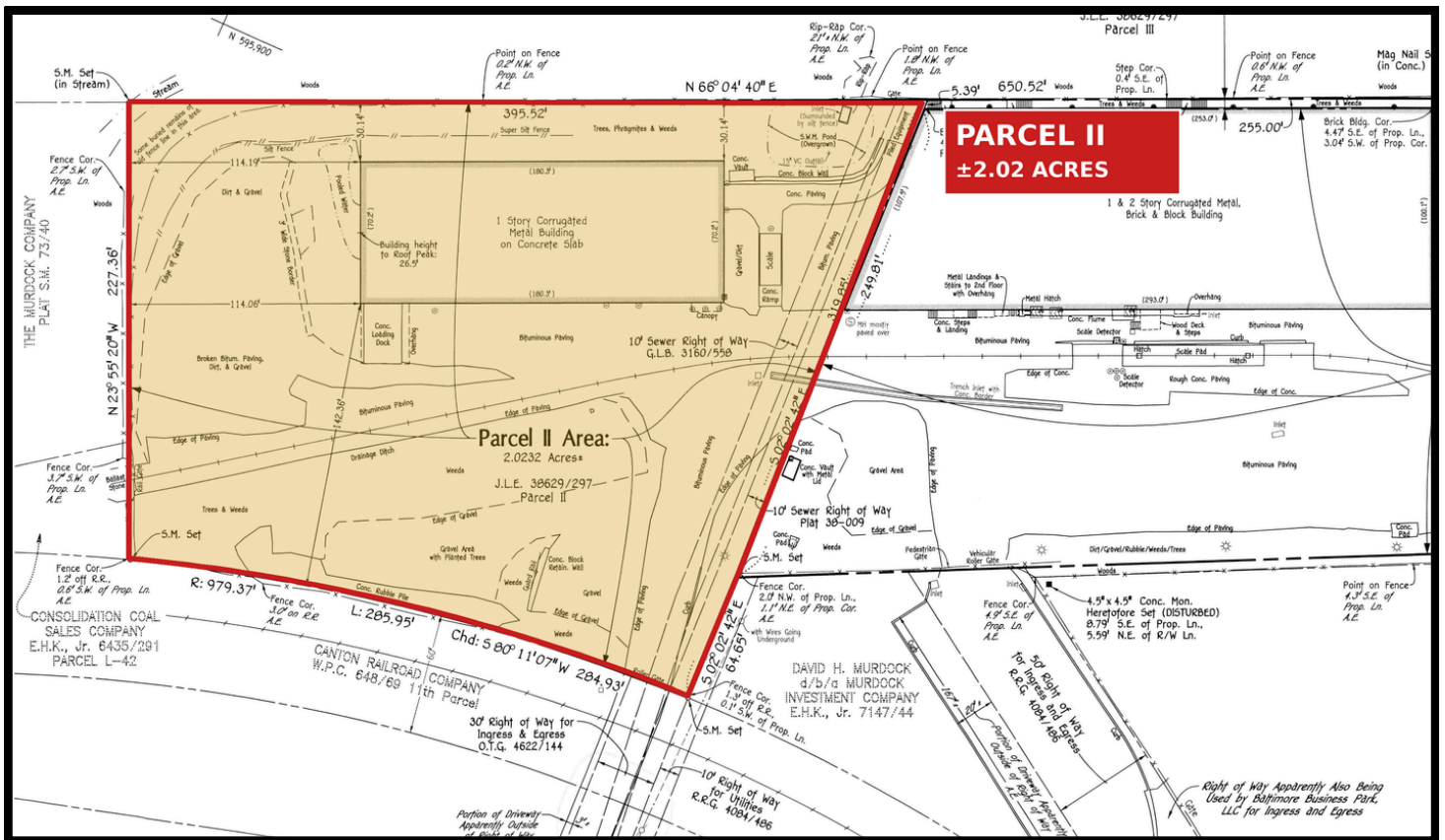


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SURVEY



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Interior Pictures



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Map



PROXIMITY

HIGHWAYS

I-695 · Exit 38	0.7 mi
US 40 · Pulaski Hwy	1.0 mi
I-895 · Exit 13	1.1 mi
I-95 · Exit 59	1.8 mi

PORT & LOGISTICS

Seagirt Marine Terminal	3.1 mi
Dundalk Marine Terminal	3.1 mi
Downtown Baltimore	5.2 mi
BWI Airport (drive)	16.5 mi

Minutes from three interstates via Eastern Ave and North Point Blvd, with direct truck routes to the Port of Baltimore's Seagirt and Dundalk terminals along Broening Hwy.

Map is schematic; road alignments are simplified. Distances are approximate straight-line miles from the site (terminals measured to their Broening Hwy gates), except BWI, which is driving distance. Rings mark 1, 2 and 3 miles.

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