GOLD AND COMPANY, LLC

COMMERCIAL REAL ESTATE IN THE BALTIMORE METROPOLITAN AREA

Rosedale Flex Space FOR LEASE



10,000 SF
Flex space available for lease

17' CLEAR HEIGHT
Two (2) rear drive-in doors

HEATED & AIR-CONDITIONED
Fully climate-controlled warehouse

ML-IM ZONING
Manufacturing, Light – industrial & flex uses

I-95 & I-695 ACCESS
±2.5 mi to I-95 (Exit 67) · ±3 mi to I-695 (Exit 34)

AMPLE PARKING
On-site parking for staff, visitors & fleet

9629 PHILADELPHIA RD. ROSEDALE, MD 21237

JIM CHIVERS - JIM@GOLDCOMMERCIAL.NET - 443.928.7522
WILL MCCULLOUGH - WILL@GOLDCOMMERCIAL.NET - 410.292.2985

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

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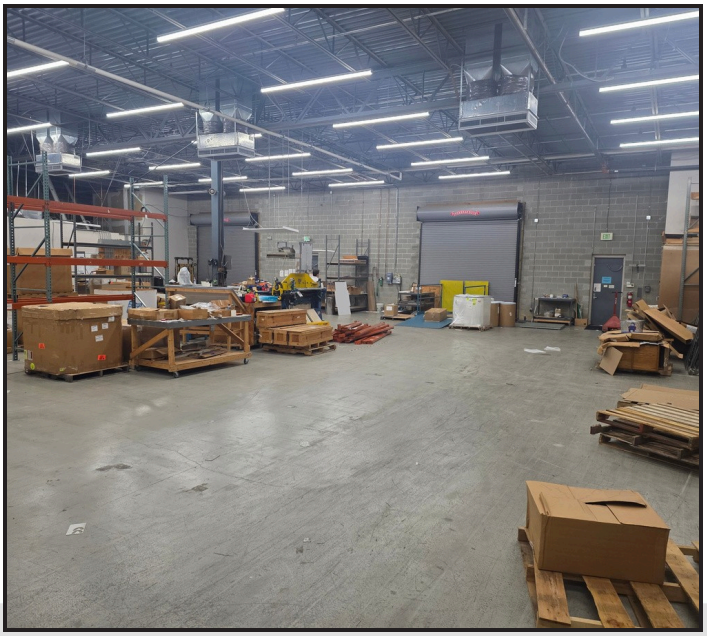
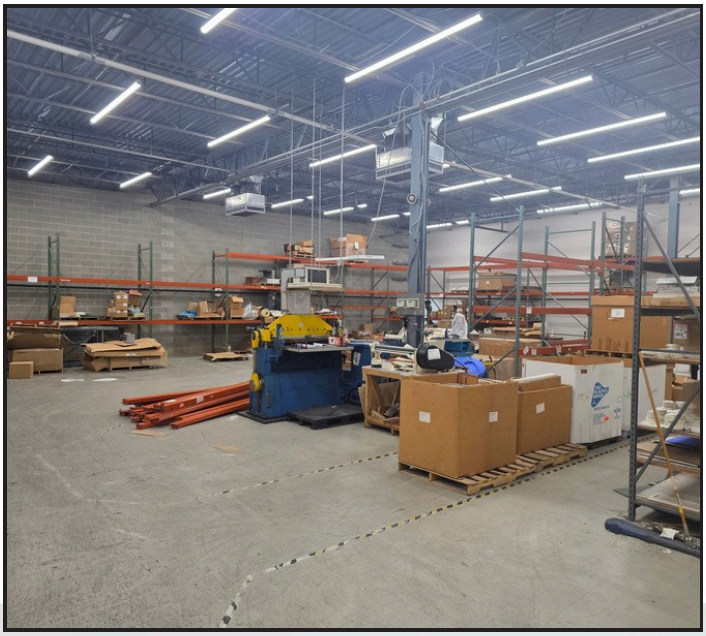
INTERIOR PHOTOS









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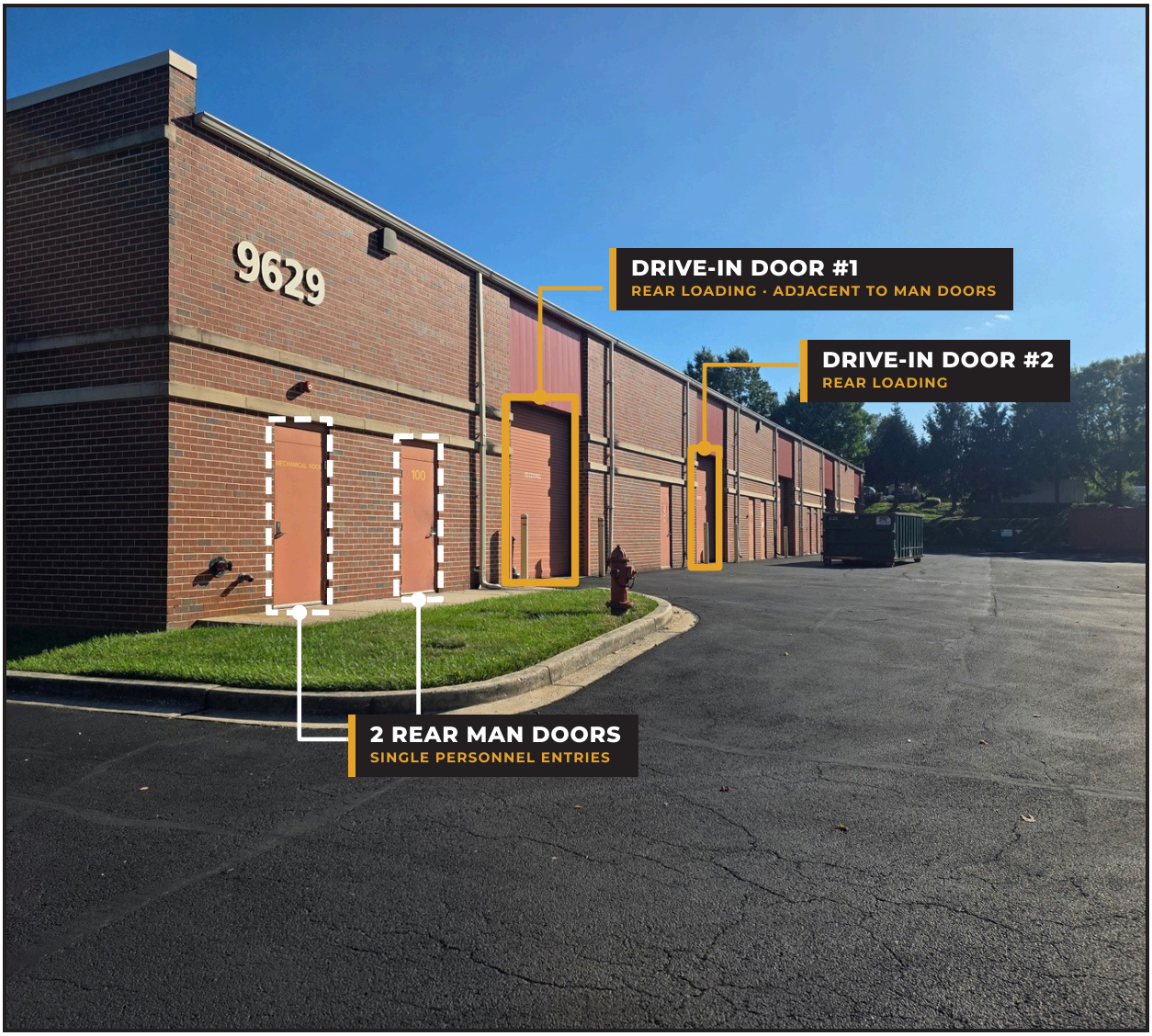
REAR ACCESS | DRIVE-IN DOORS



2	2	17'	PAVED
REAR DRIVE-IN DOORS	REAR MAN DOORS	CLEAR HEIGHT	REAR TRUCK COURT

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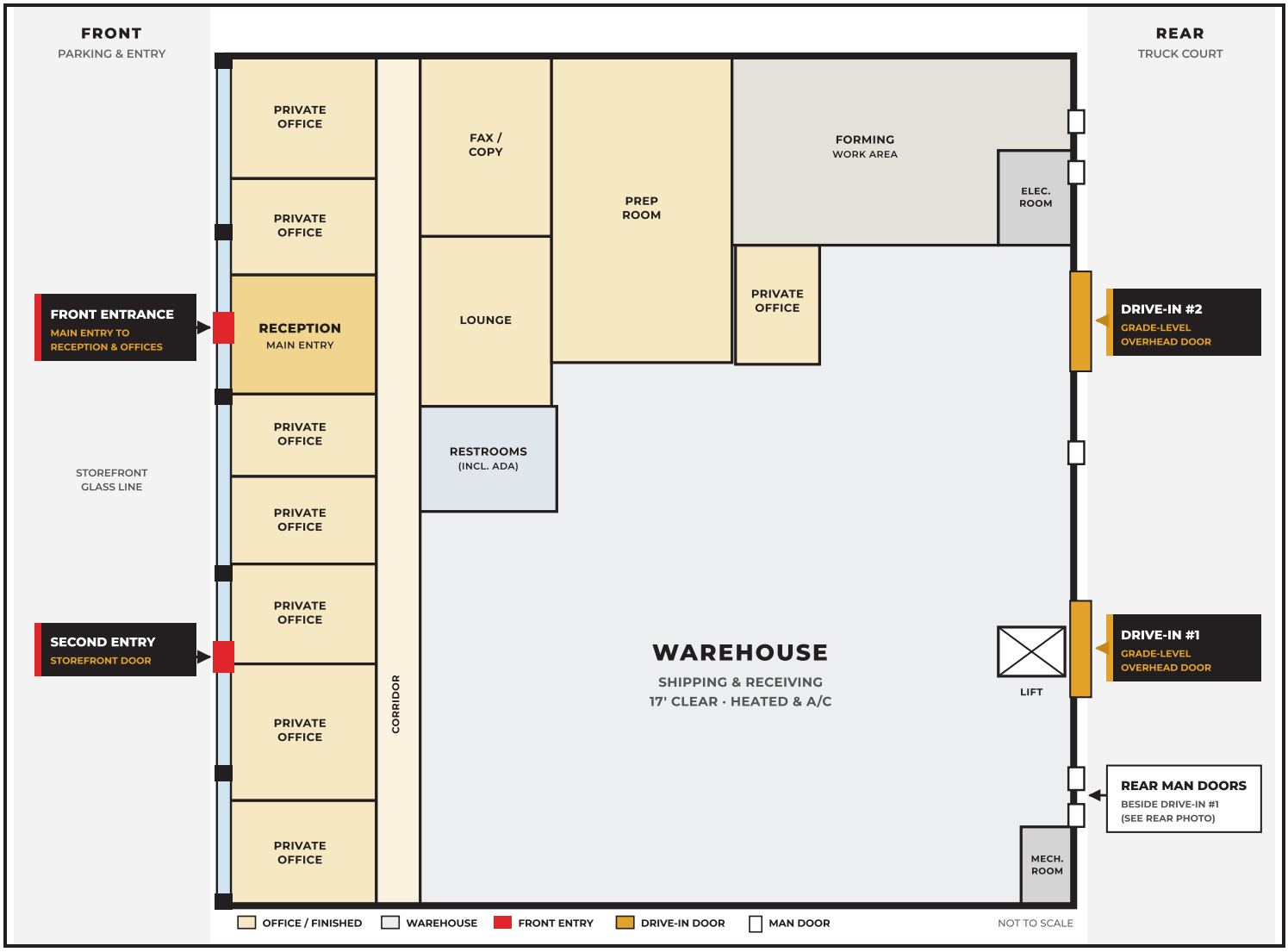
SPACE PLAN



10,000 SF	FRONT	2	17'	HEAT + A/C
TOTAL FLEX SPACE	OFFICE SUITE & RECEPTION	REAR DRIVE-IN DOORS	CLEAR HEIGHT	WAREHOUSE

Plan redrawn for marketing from the existing tenant floor plan. Layout and door locations are approximate – verify in field.

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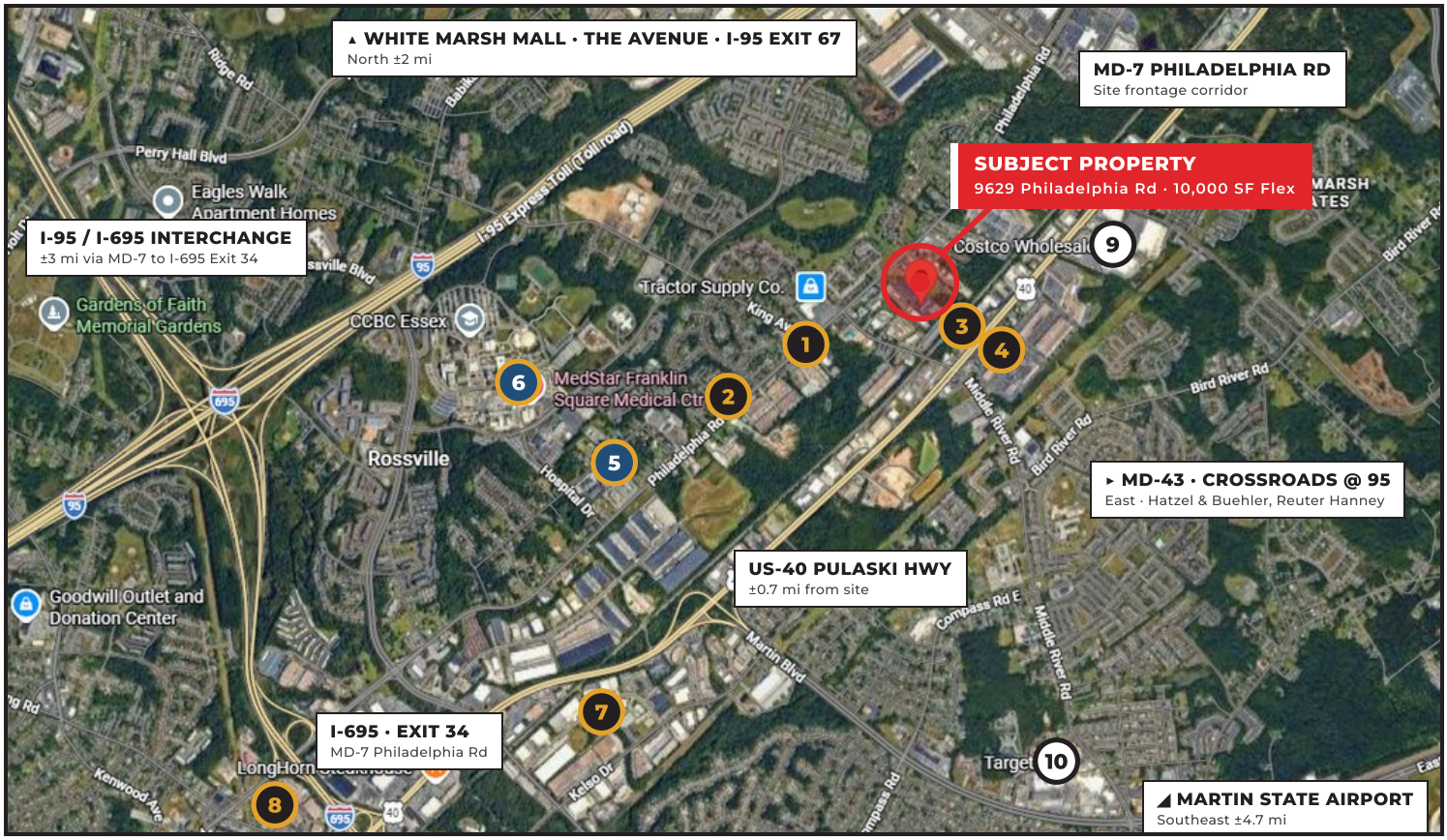
AREA MAP | HIGHWAY ACCESS & NEIGHBORS



ON MD-7	±0.7 MI	±2.5 MI	±3 MI	±2 MI	±1.5 MI
PHILADELPHIA RD	US-40 PULASKI HWY	I-95 · EXIT 67 (MD-43)	I-695 · EXIT 34 (MD-7)	WHITE MARSH MALL	MEDSTAR FRANKLIN SQ.

1. **ROUTE 7 COMMERCE CENTER** FLEX · OFFICE · MEDICAL
   9409–9411 Philadelphia Rd – Compassion Care, BrightJoy Adult Medical Day Care
2. **ROUTE 7 BUSINESS PARK** FLEX / INDUSTRIAL
   9321–9341 Philadelphia Rd – Final Touch Painting, Superior Office Interiors
3. **VALLEY BUSINESS PARK** INDUSTRIAL / FLEX
   1107–1116 Middle River Rd – Polytemp, Industrial Refrigeration Svc., Smart Power Systems
4. **PULASKI BUSINESS PARK (MERRITT)** INDUSTRIAL / FLEX
   9600–9611 Pulaski Park Dr – Advance Business Systems, Chemstar Water, Loane Bros.
5. **SEVEN SQUARE CORPORATE PARK** OFFICE / MEDICAL
   Philadelphia Rd & Hospital Dr office park
6. **MEDSTAR FRANKLIN SQUARE MED. CTR.** HOSPITAL / MEDICAL OFFICE
   Major regional employer · CCBC Essex campus adjacent
7. **KELSO DR / CITATION RD INDUSTRIAL** INDUSTRIAL
   P.T. O'Malley Lumber, Alko Distributors, American Scale & Equipment
8. **GOLDEN RING RD INDUSTRIAL** INDUSTRIAL
   Honeywell, Interlock Paving, ABC Rental Center
9. **COSTCO · TRACTOR SUPPLY CO.** RETAIL
   Pulaski Hwy & Philadelphia Rd retail anchors
10. **MIDDLE RIVER RETAIL** RETAIL
    Target & Martin Blvd shopping

Approximate drive distances. Business locations from public records; aerial © Google.

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