

9300 Pulaski Hwy, Middle River, MD

USLubricants

INDUSTRIAL WAREHOUSE AND LAND AVAILABLE FOR LEASE



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**25,580 SF INDUSTRIAL WAREHOUSE
2.5 ACRES OF OUTSIDE STORAGE/PARKING
RAIL AND TANK STORAGE OPPORTUNITIES**

Industrial Warehouse & Offices

- 25,580 SF industrial building
- Dock & Drive-in loading
- 2,400 SF existing office
- 16'-18' clear
- Fiber connectivity
- Optional 3,400 SF maintenance shed and additional parking
- Adjacent to rail service (CSX)

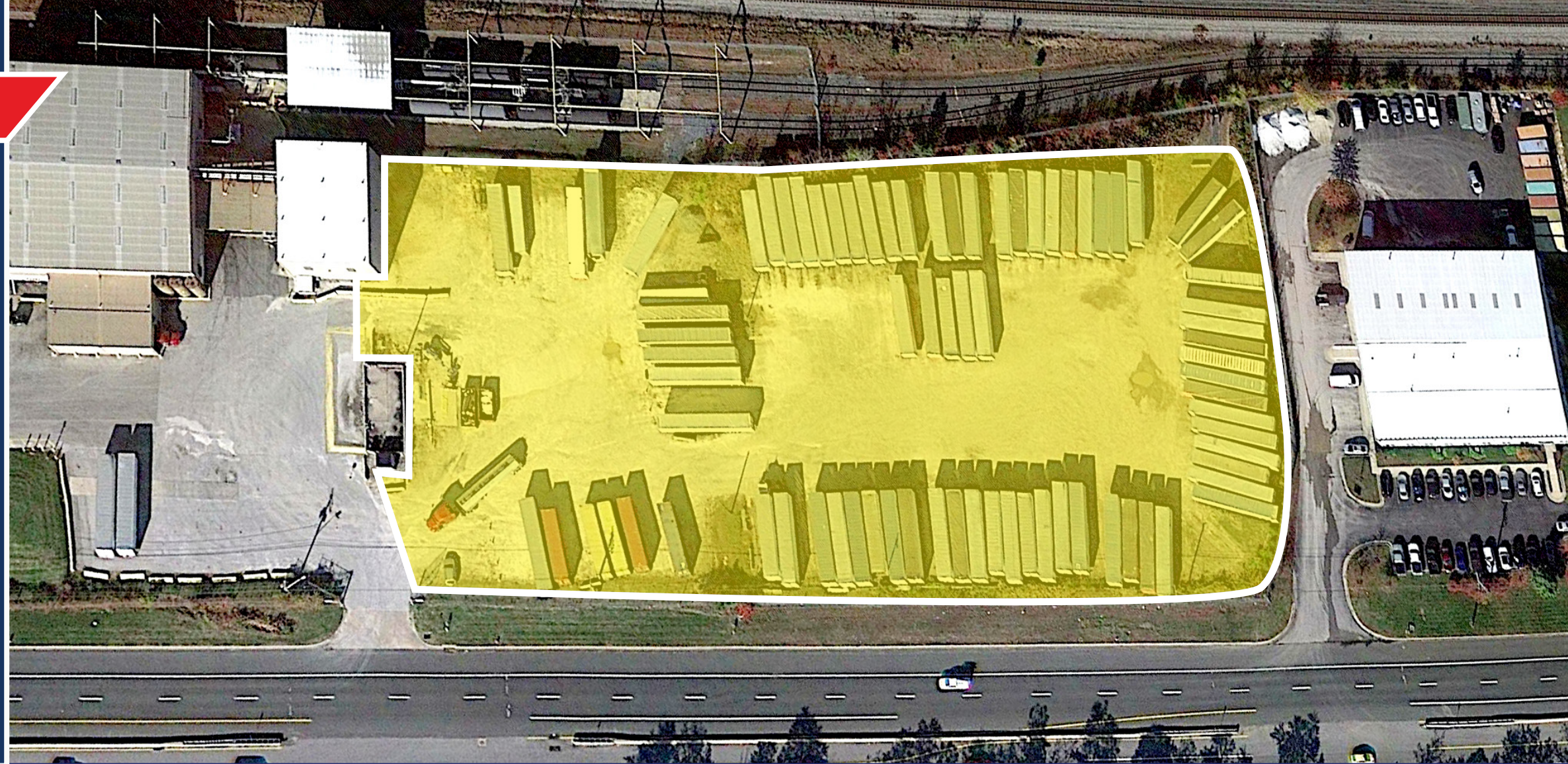
A



Outside Storage

- Outside storage / laydown / Parking
- 2.5 acres
- Fully fenced and secure
- Crush-n-run surface
- Separate electrical meter to be put in place for tenant's office trailer and lighting
- Adjacent to CSX rail line

B



Rail And Tank Storage

- Rail & Tank Storage
- Approximately 2,550 linear feet of privately owned rail
- CSX served
- Ability to store 40-60 tank cars
- 12 rail car loading positions
- Transload capability
- 1 million gallons of tank storage

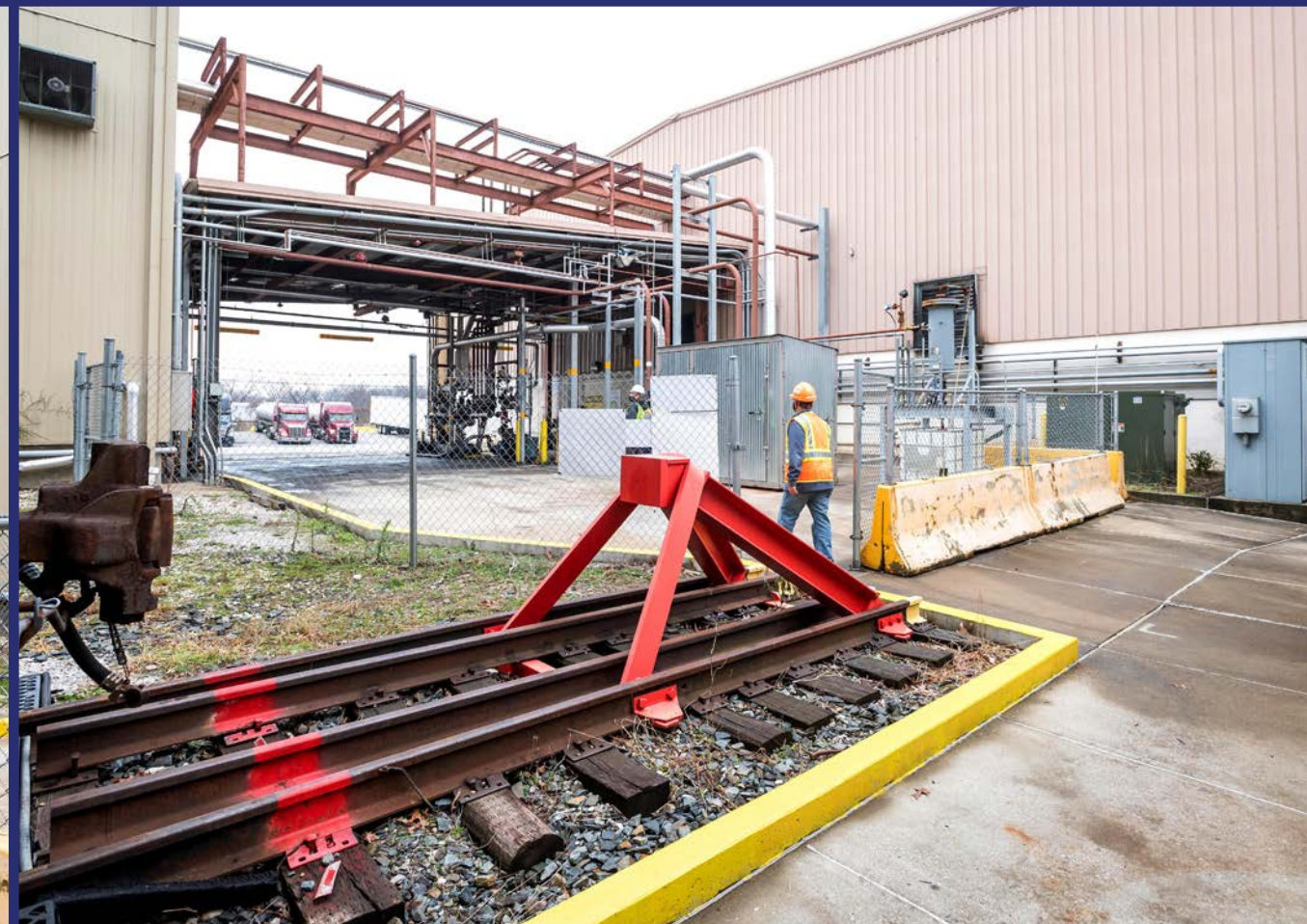
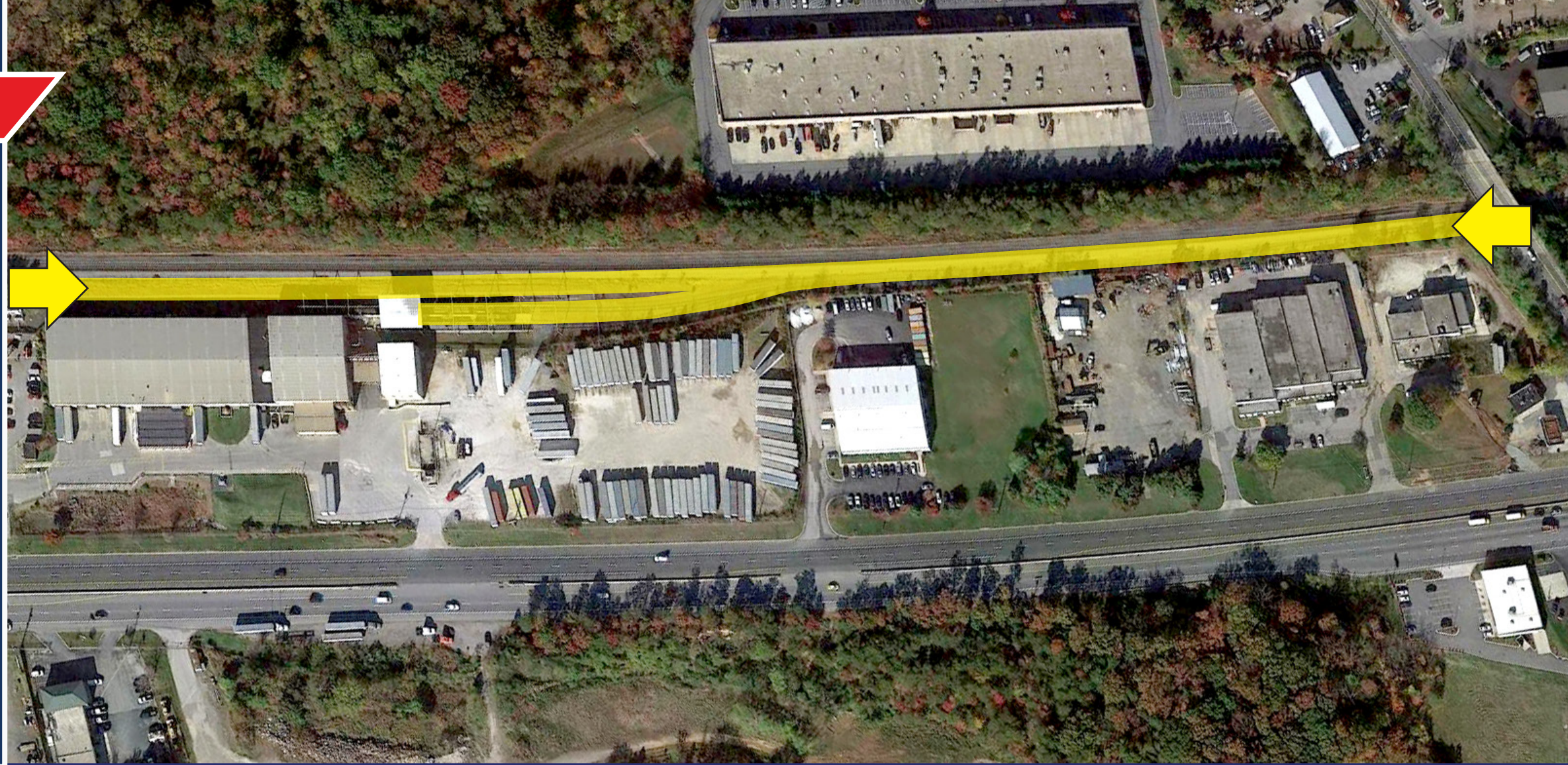
C



Rail Spur Option

- Privately owned rail spur available for use in combination with rail & tank storage lease or lease separately

D



Location Map

Baltimore, MD

10 miles

Washington, D.C.

50 miles

Manassas, VA

80 miles

Philadelphia, PA

93 miles

Richmond, VA

165 miles

New York, NY

178 miles

Raleigh, NC

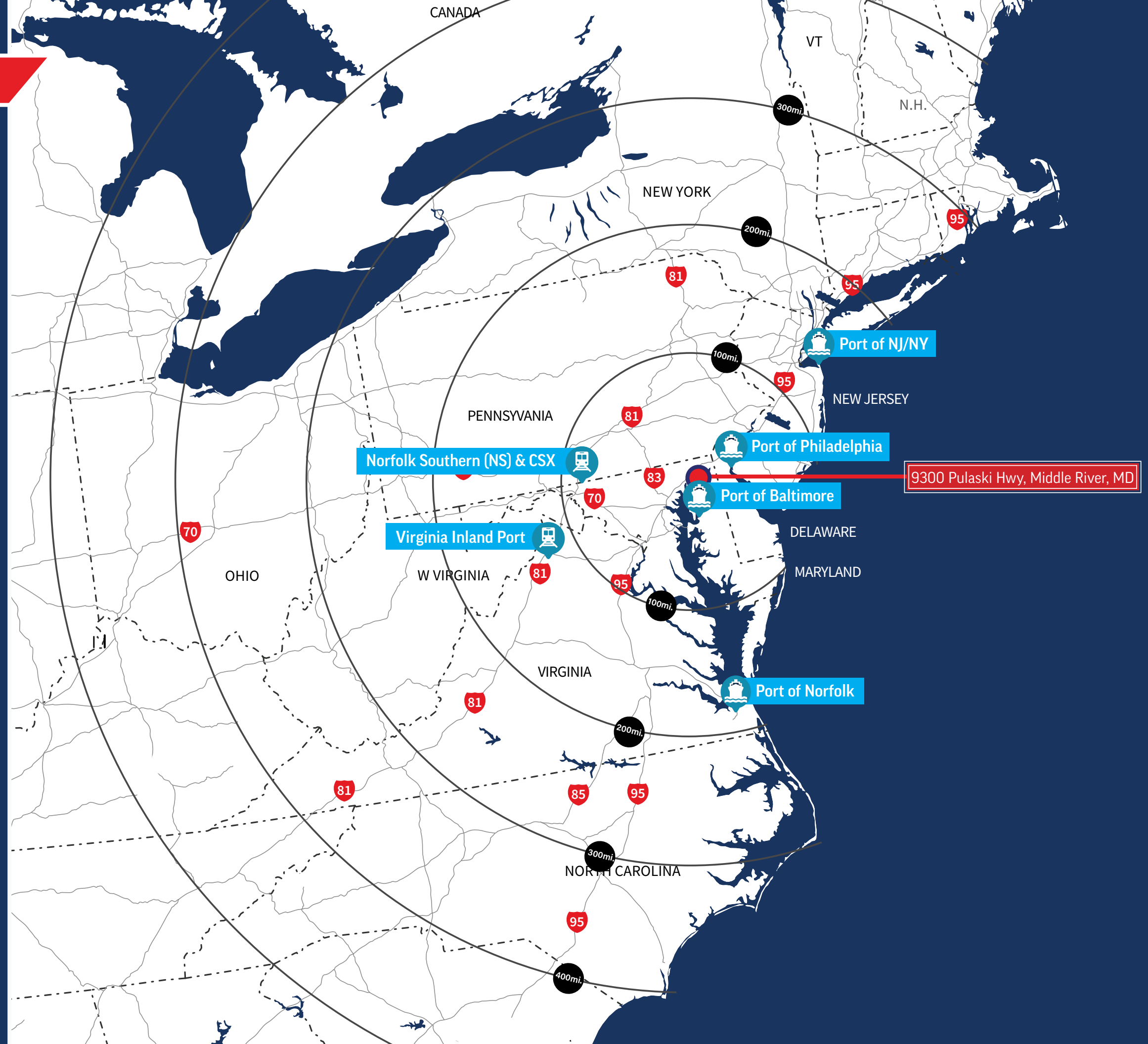
334 miles

Columbus, OH

418 miles

Houston, TX

1,456 miles





CAUTION
H2S
POISONOUS
MAY BE PRE

Operators Policy
Operators Must
Continually
Check Off Level
Of Product

FROM TANK UNLOAD PUMPS
TO TANK FARM

TO TANK UNLOAD PUMPS
TO TANK FARM

P2



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