



121K SF INDUSTRIAL BUILDING

7510 MONTEVIDEO ROAD | JESSUP, MARYLAND 20794

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 121,211 SF warehouse (includes updated office space with glass entry)
- Excess land for outdoor storage/trailer parking
- 9 dock high loading doors; 4 oversized drive-ins
- Extremely heavy power
- Easy access to I-95, I-295, I-695, I-97 and Routes 32 and 100
- Close proximity to BWI Airport and the Port of Baltimore

AVAILABLE:

121,211 SF ±

LOT SIZE:

10.04 ACRES ±

CLEAR HEIGHT:

18'-21' ±

DOCKS:

9 (FRONT LOADED)

DRIVE-INS:

4 (OVERSIZED)

ZONING:

M-2 (MANUFACTURING: HEAVY DIST.)



MAKE READY IMPROVEMENTS:

- White Boxed Warehouse
- New LED Lighting in Warehouse/Office
- Parking/Outdoor Storage areas paved



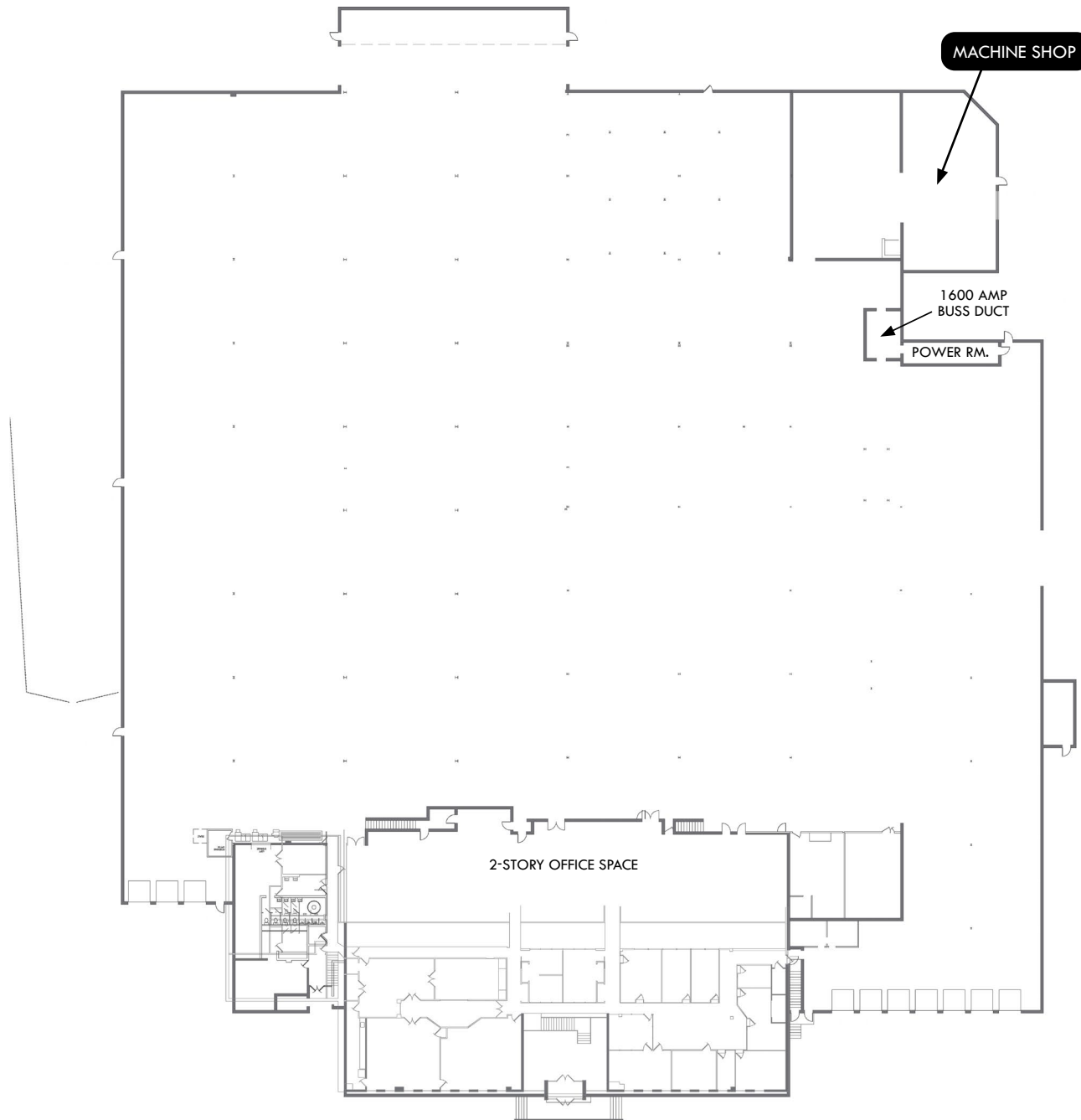
AERIAL



SITE PLAN



FLOOR PLAN



LOCAL BIRDSEYE



PATUXENT INSTITUTION



DORSEY RUN RD

MONTEVIDEO RD



TRADE AREA

DRIVING DISTANCE TO:

 0.8 MILES
3 MIN. DRIVE

 1.8 MILES
5 MIN. DRIVE

 27 MILES
6 MIN. DRIVE

 7.5 MILES
11 MIN. DRIVE

 14.2 MILES
16 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 15.4 MILES
23 MIN.

WASHINGTON, DC 27.0 MILES
50 MIN.

PHILADELPHIA, PA 116.0 MILES
1 HR. 55 MIN.

RICHMOND, VA 141.0 MILES
2 HRS. 15 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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