INDUSTRIAL PROPERTY

7948 OLD JESSUP ROAD | JESSUP, MARYLAND 20794

2 BUILDINGS (7,042 SF ±)
ON **1.8 ACRES ±**

FOR **SALE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rarely available 1.8 acre ± contractors yard situated in a high-demand industrial pocket in Jessup, MD (Howard County)
- Ideal for heavy equipment staging, material storage, vehicle fleet parking, or laydown space
- Improved by 2 buildings in very good condition
  - » 3,000 SF ± office building
  - » 4,042 SF ± maintenance/warehouse building
- M-2 zoning permits outdoor storage and a wide array of additional industrial uses
- Just minutes from BWI Airport
- Direct, rapid access to major transportation arteries including I-95, Rt. 32, Rt. 175, and Rt. 1

OFFICE:	3,000 SF ±
WAREHOUSE:	4,042 SF ±
LOT SIZE:	1.81 ACRES ±
DRIVE-INS:	4
ZONING:	M-2 (MANUFACTURING: HEAVY DIST.)



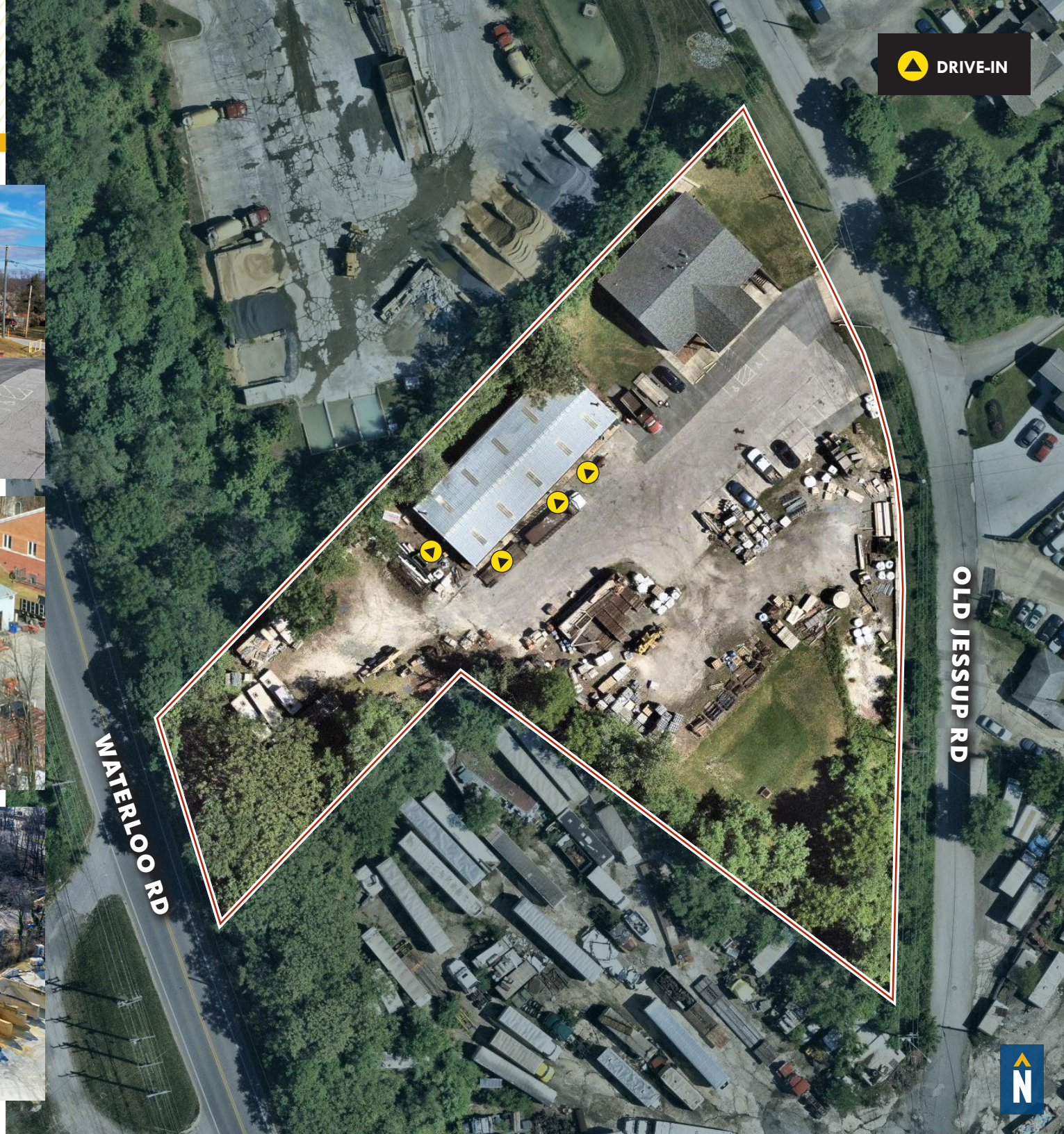


AERIAL

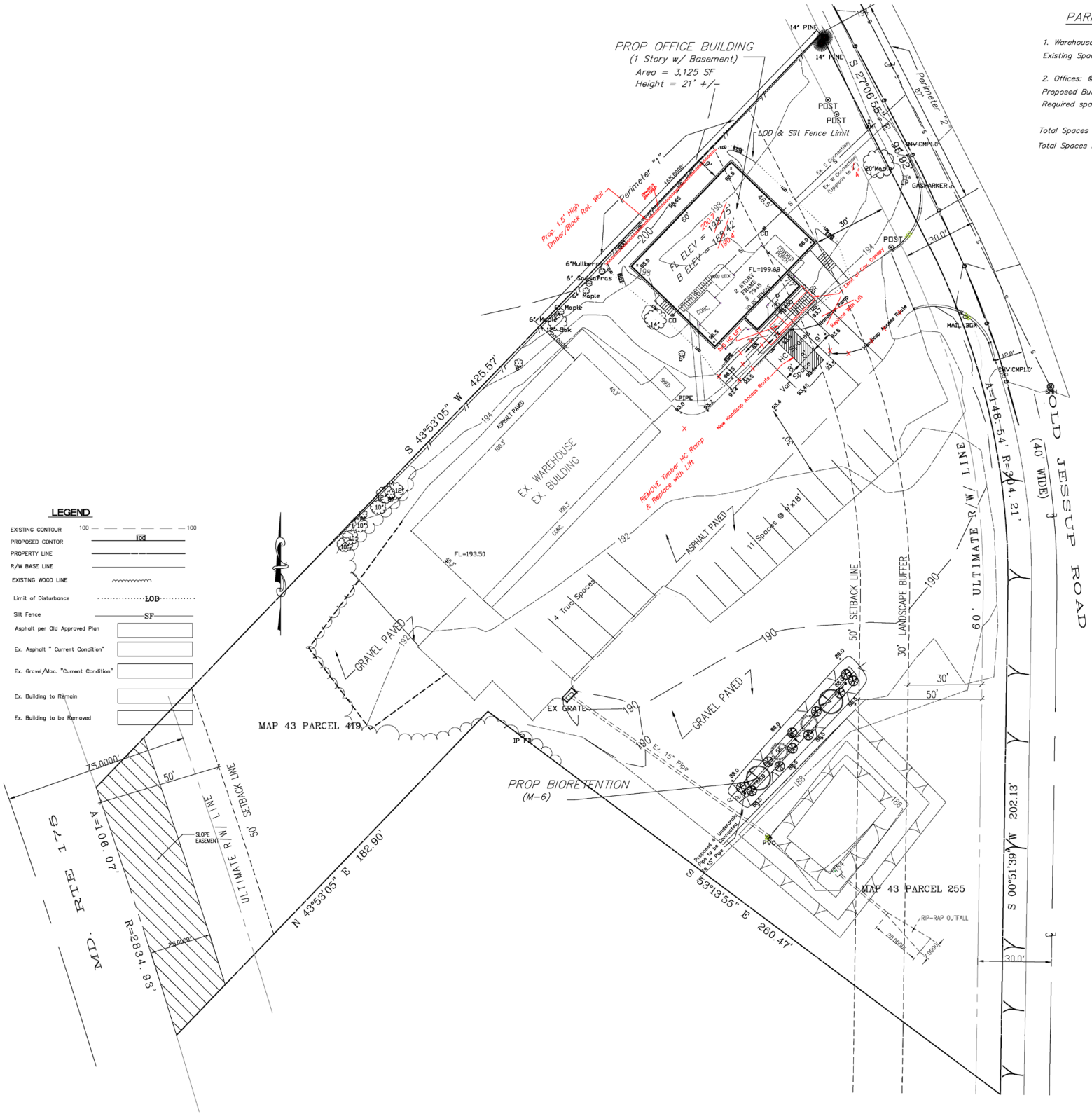








SITE PLAN



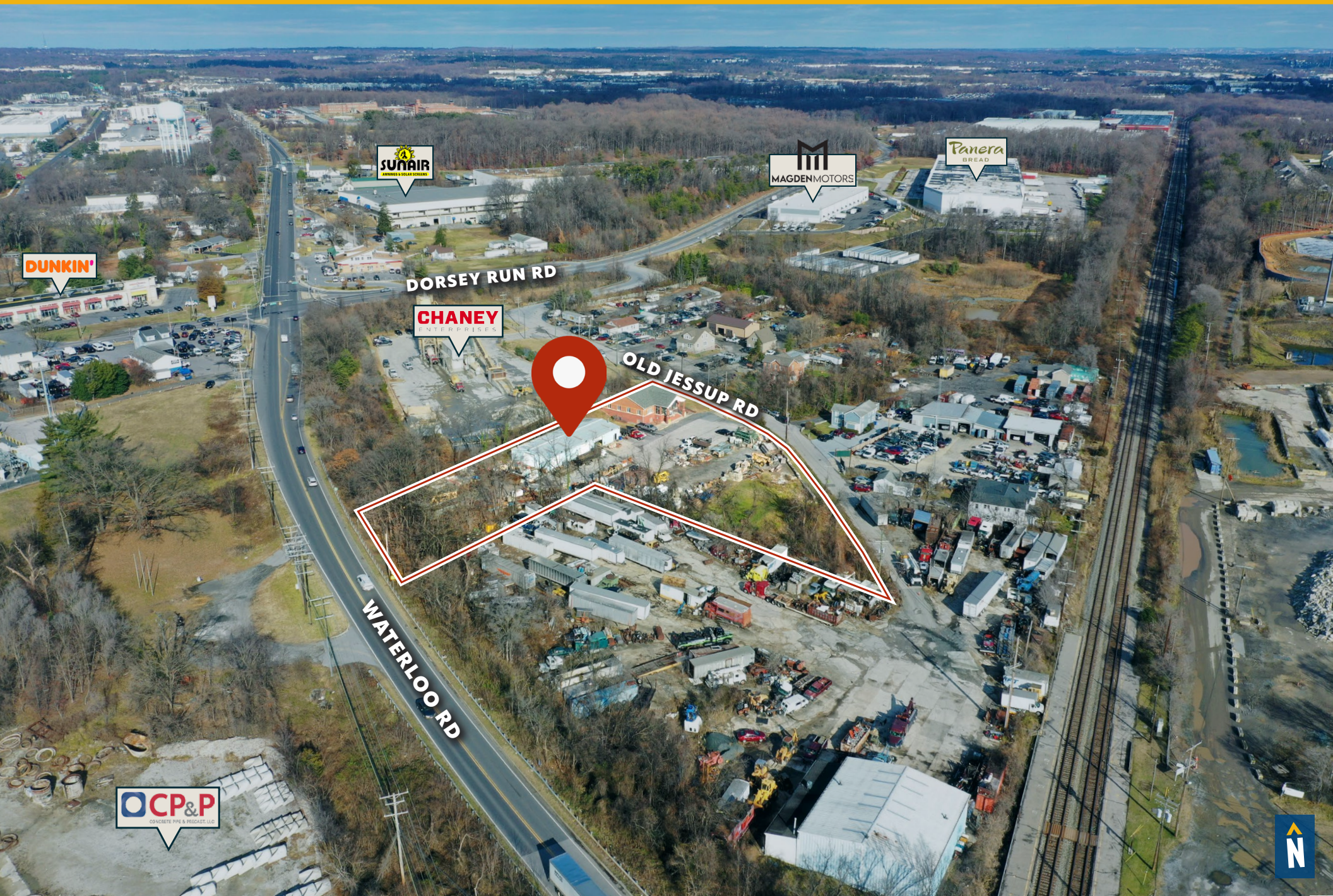
PARKING SCHEDULE

1. Warehouse: @ 1.5 spaces per 2000 SF
Existing Space = 4000 SF ===> Requires 3 spaces

2. Offices: @ 3.3 spaces per 1000 SF
Proposed Building Area = 3,125 SF ===>
Required spaces = (3,125/1000) x 3.3 = 10.3 spaces

Total Spaces Required = 3 + 10.3 = 14 spaces
Total Spaces Provided = 17 spaces

LOCAL **BIRDSEYE**

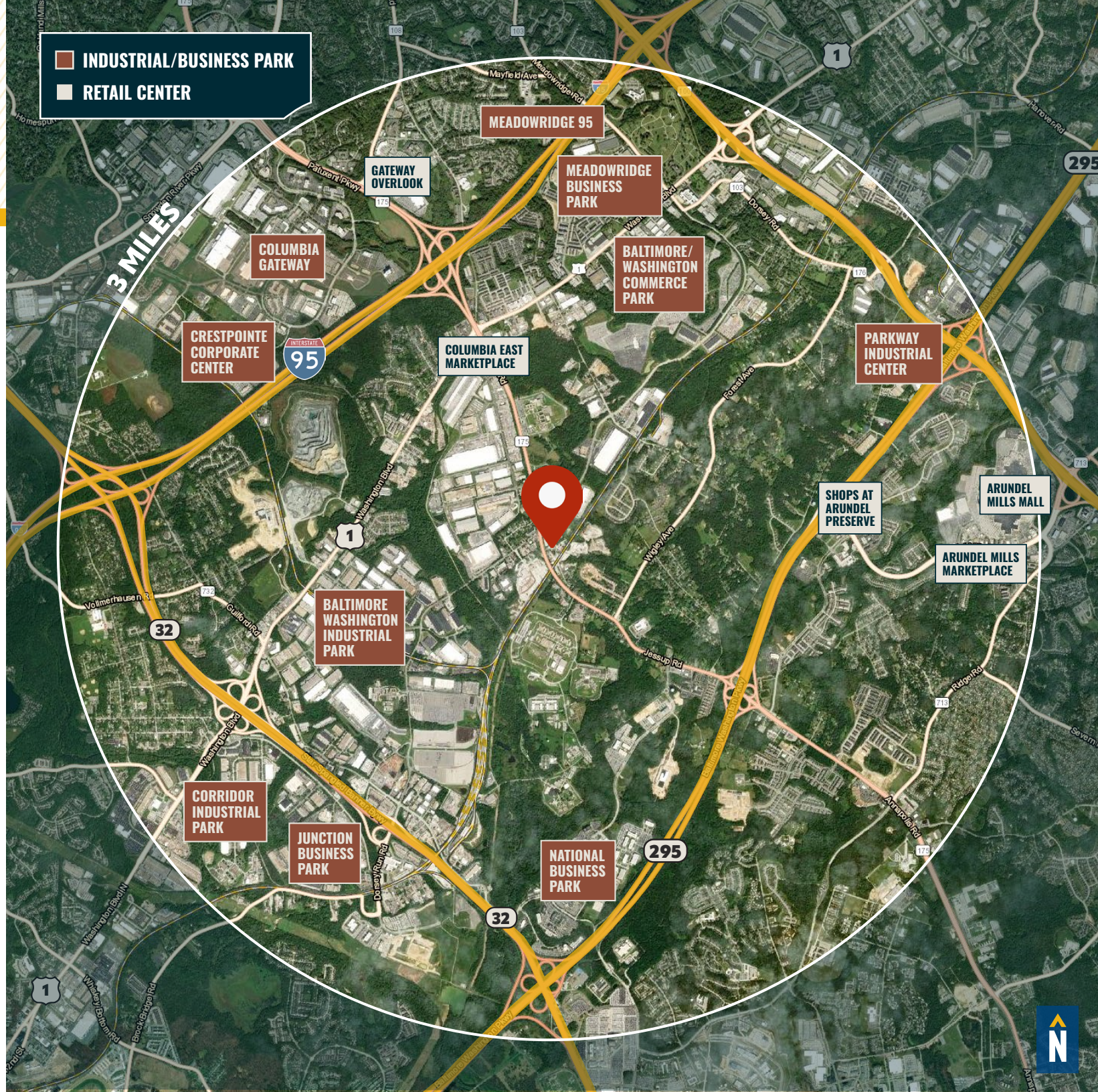


REGIONAL ACCESS

DRIVING DISTANCE TO:

- 1.5 MILES — **4 MIN. DRIVE**
- 2.0 MILES — **4 MIN. DRIVE**
- 2.0 MILES — **5 MIN. DRIVE**
- 8.5 MILES — **12 MIN. DRIVE**
- 14.5 MILES — **16 MIN. DRIVE** (FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD	15.5 MILES **20 MIN.**
WASHINGTON, DC	26.3 MILES **35 MIN.**
PHILADELPHIA, PA	117.0 MILES **1 HR. 50 MIN.**
RICHMOND, VA	136.0 MILES **2 HRS. 10 MIN.**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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