



WAREHOUSE/CONTRACTORS YARD

7965 DORSEY RUN ROAD | JESSUP, MARYLAND 20794

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,500 SF $\pm$ warehouse building
 - » Bay #1 (14' clear)
 - 1 at-grade drive-in w/ 10'x12' door
 - 1 dock high door
 - » Bay #2 (12' clear)
 - 1 at-grade drive-in w/ 12'x10' door
- 3,500 SF $\pm$ office building
- Ample outdoor storage area (including fenced lot)
- Direct, fast connections to I-95, Route 32, Route 175, Route 1, and the ICC (MD-200)
- Perfectly positioned in the heart of Jessup, MD, offering seamless regional reach mid-way between Washington, D.C. and Baltimore

WAREHOUSE:

3,500 SF $\pm$

OFFICE:

3,500 SF $\pm$

LOT SIZE:

1.32 ACRES $\pm$

LOADING:

2 DRIVE-INS, 1 DOCK

ZONING:

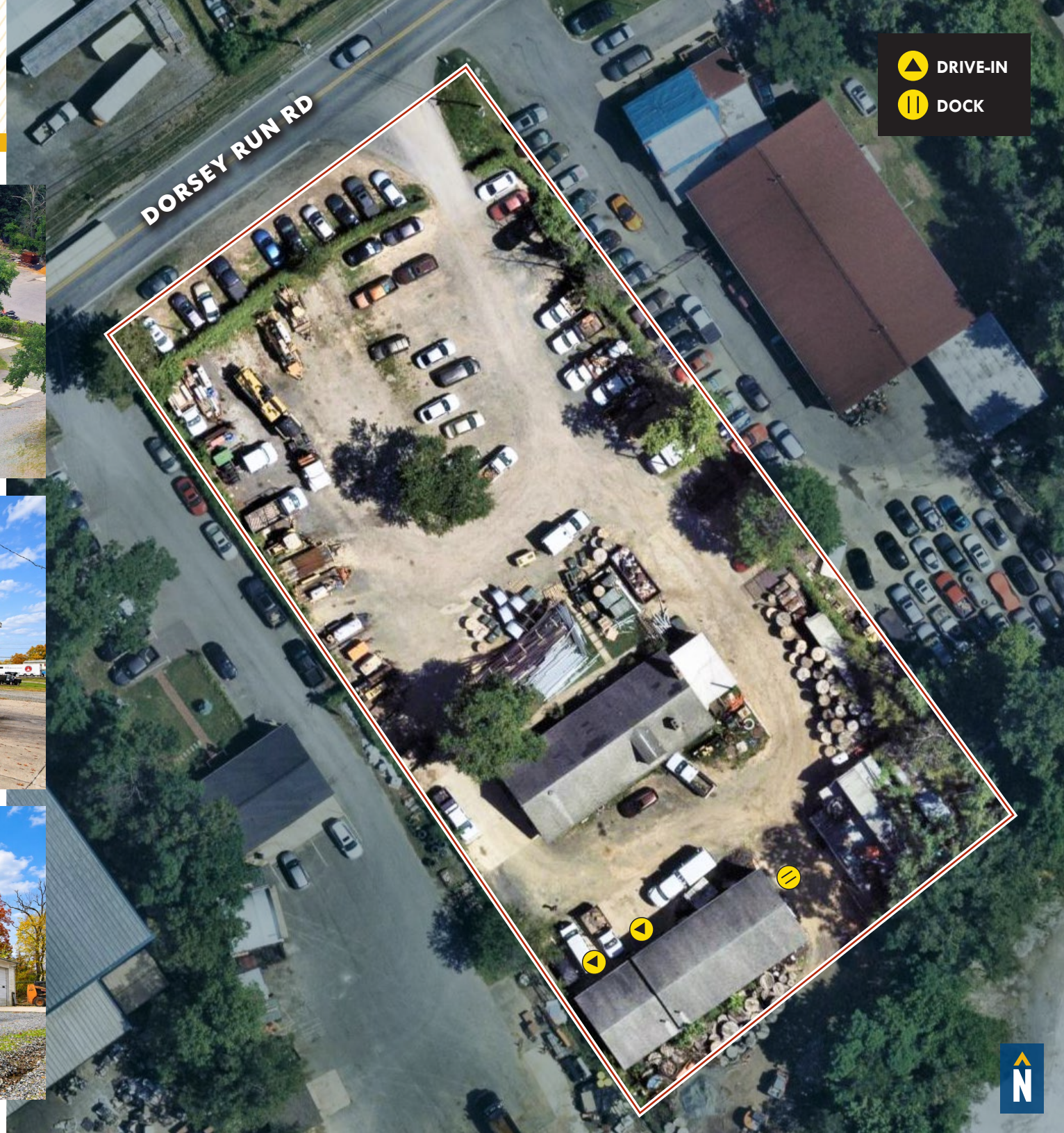
M-2 (MANUFACTURING: HEAVY DIST.)

RENTAL RATE:

NEGOTIABLE



AERIAL



DRIVE-IN
DOCK



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



8.4 MILES
10 MIN. DRIVE



14.7 MILES
16 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD

15.5 MILES
20 MIN.

WASHINGTON, DC

26.2 MILES
30 MIN.

PHILADELPHIA, PA

117.0 MILES
1 HR. 50 MIN.

RICHMOND, VA

136.0 MILES
2 HRS. 10 MIN.



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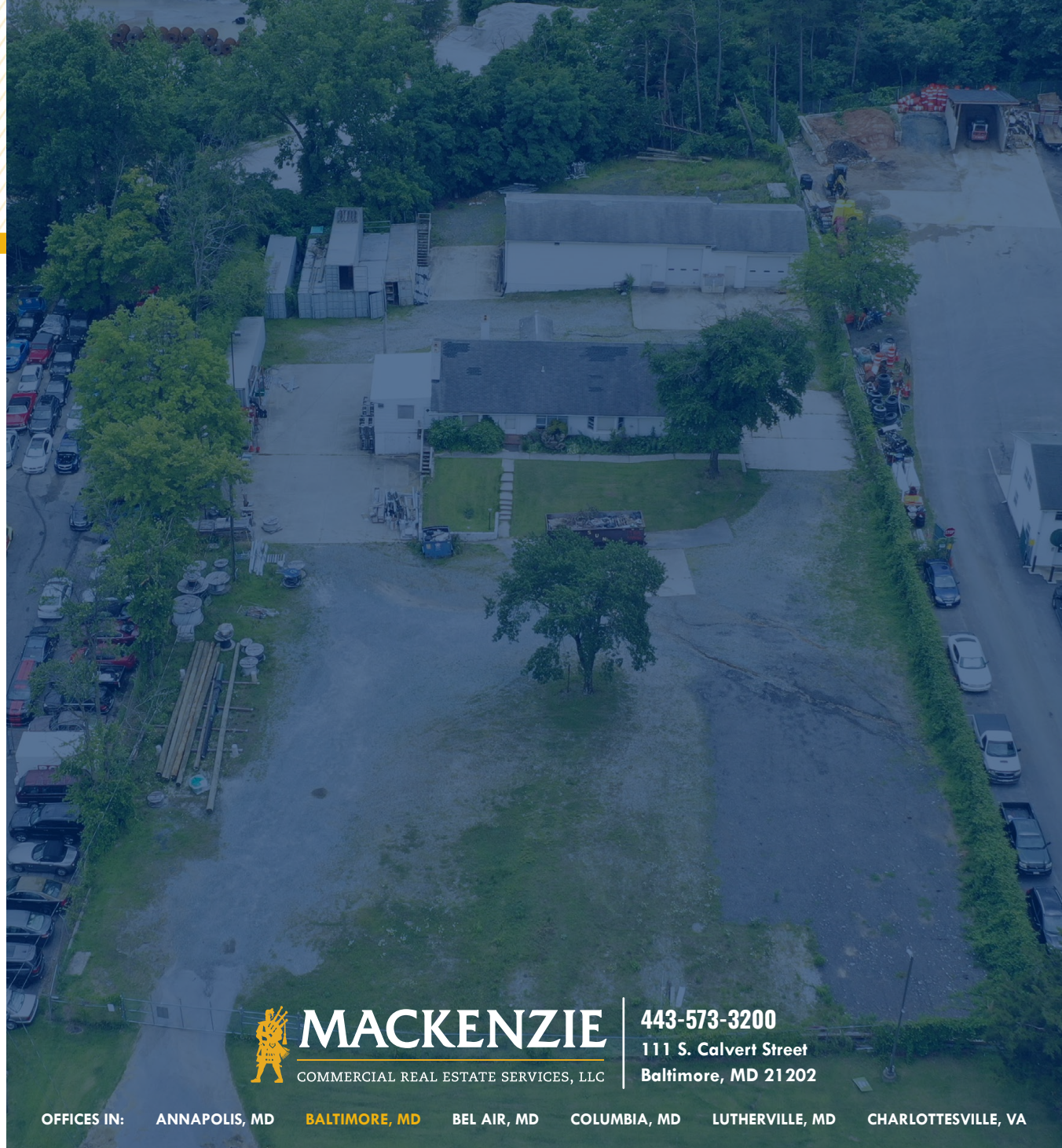
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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