58,950 SF ± WAREHOUSE SPACE

8263 PATUXENT RANGE ROAD | JESSUP, MARYLAND 20794

FOR **SUBLEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 58,950 SF ± warehouse space available
- 2,536 SF ± of office space
- 8 dock doors with levelers and 1 drive-in door
- Ample on-site parking
- Immediate access to Route 1, Route 32 and I-95

AVAILABLE:	58,950 SF ± (SUITE R)
CLEAR HEIGHT:	24' ±
COLUMN SPACING:	30' x 42' ±
DOCKS:	8 (W/ LEVELERS)
DRIVE-INS:	1
POWER:	400 AMPS
SPRINKLER:	ESFR
LIGHTING:	LED
ZONING:	M-2 (MANUFACTURING: HEAVY DIST.)
RENTAL RATE:	**$5.50 PSF, NNN**

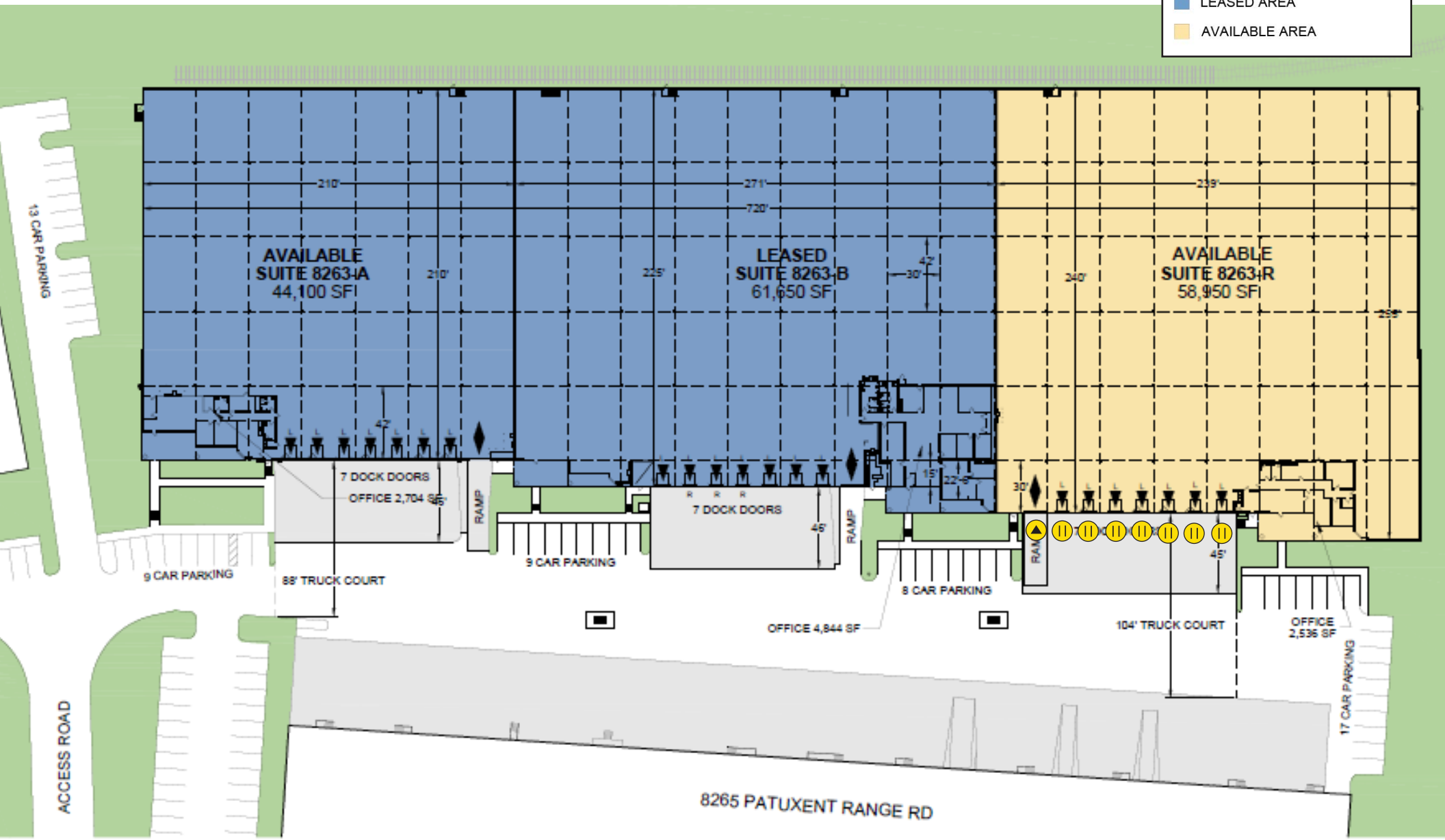




AERIAL


DRIVE-IN
DOCK
PATUXENT RANGE RD
58,950 SF ±
AVAILABLE
N
GOOGLE STREET VIEW

BUILDING **PLAN**



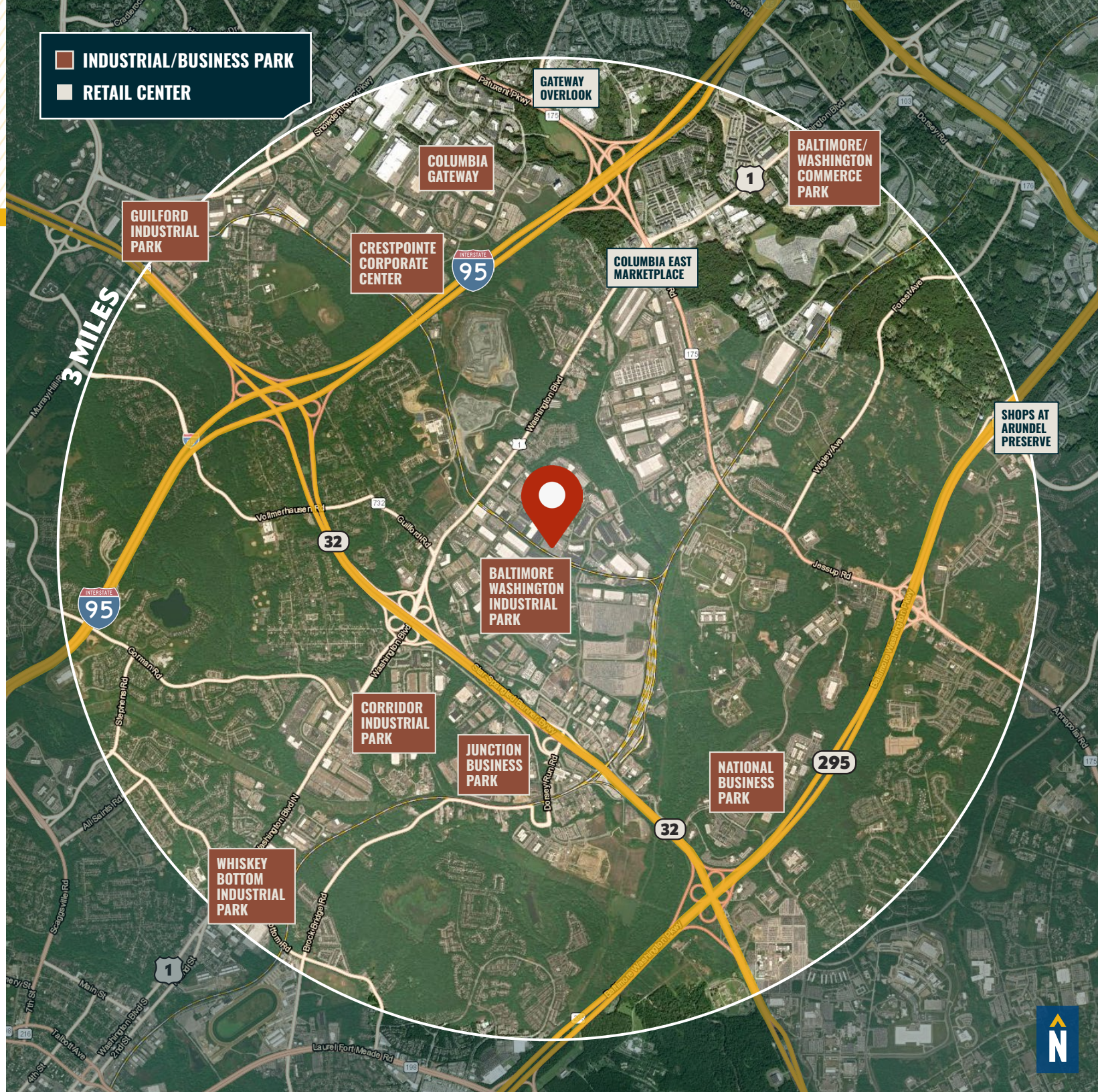
REGIONAL ACCESS

DRIVING DISTANCE TO:

- **32** — 1.6 MILES — **5 MIN. DRIVE**
- **INTERSTATE 95** — 3.2 MILES — **6 MIN. DRIVE**
- **295** — 2.9 MILES — **7 MIN. DRIVE**

- **BWI** BALTIMORE/WASHINGTON INTERNATIONAL Thurgood Marshall AIRPORT — 9.4 MILES — **12 MIN. DRIVE**
- **PORT OF BALTIMORE** 1706 Helen Delich Bentley — 16.2 MILES — **20 MIN. DRIVE** (FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD	16.5 MILES **22 MIN.**
WASHINGTON, DC	25.3 MILES **30 MIN.**
PHILADELPHIA, PA	118.0 MILES **1 HR. 50 MIN.**
RICHMOND, VA	139.0 MILES **2 HRS. 10 MIN.**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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