



WAREHOUSE/OUTDOOR STORAGE

8588 OLD DORSEY RUN ROAD | JESSUP, MARYLAND 20794

FOR
LEASE



CLICK FOR DRONE/WALK-THRU VIDEO



CATALYST
INVESTMENT PARTNERS



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 18,054 SF $\pm$ (2 bldgs.) on 1.78 Acres $\pm$
 - » Warehouse: 12,997 SF $\pm$
 - » Office: 5,057 SF $\pm$
- Standalone office and warehouse
- Warehouse is fully sprinklered and partially climate-controlled
- Fully paved, fenced and gated
- Quick and easy access to I-95, I-295, Rt. 1, Rt. 32
- Planned improvements to include updated office area

AVAILABLE:

18,054 SF $\pm$ (2 BLDGS.)

LOT SIZE:

1.78 ACRES $\pm$

CLEAR HEIGHT:

20' $\pm$

DRIVE-INS:

3 (AT GRADE, 11' W x 14' H)

ZONING:

M-2 (MANUFACTURING: HEAVY DIST.)



AERIAL



CLICK FOR DRONE/WALK-THRU VIDEO



OLD DORSEY RUN RD

GIANT DR

220' ±

300' ±

250' ±

280' ±



LOCAL BIRDSEYE



32

Giant

IRON MOUNTAIN

True World FOODS

JASPER POWER TRANSMISSIONS

FABRICATION EVENTS

L&W SUPPLY

GrahamLinc

RIVERS CONSTRUCTION GROUP, LLC

SUNBELT RENTALS

OLD DORSEY RUN RD

MAXIM CRANE WORKS

RIO CONTRACTORS, INC.

GIANT DR



TRADE AREA

DRIVING DISTANCE TO:

32 0.7 MILES
2 MIN. DRIVE

1 1.4 MILES
3 MIN. DRIVE

295 2.4 MILES
5 MIN. DRIVE

BWI
BALTIMORE WASHINGTON
INTERNATIONAL
AIRPORT
10.2 MILES
15 MIN. DRIVE

PORT OF BALTIMORE
18.4 MILES
20 MIN. DRIVE
(FAIRFIELD
MARINE TERMINAL)

BALTIMORE, MD 19.3 MILES
26 MIN.

WASHINGTON, DC 24.4 MILES
40 MIN.

PHILADELPHIA, PA 121.0 MILES
2 HRS. 0 MIN.

RICHMOND, VA 139.0 MILES
2 HRS. 16 MIN.



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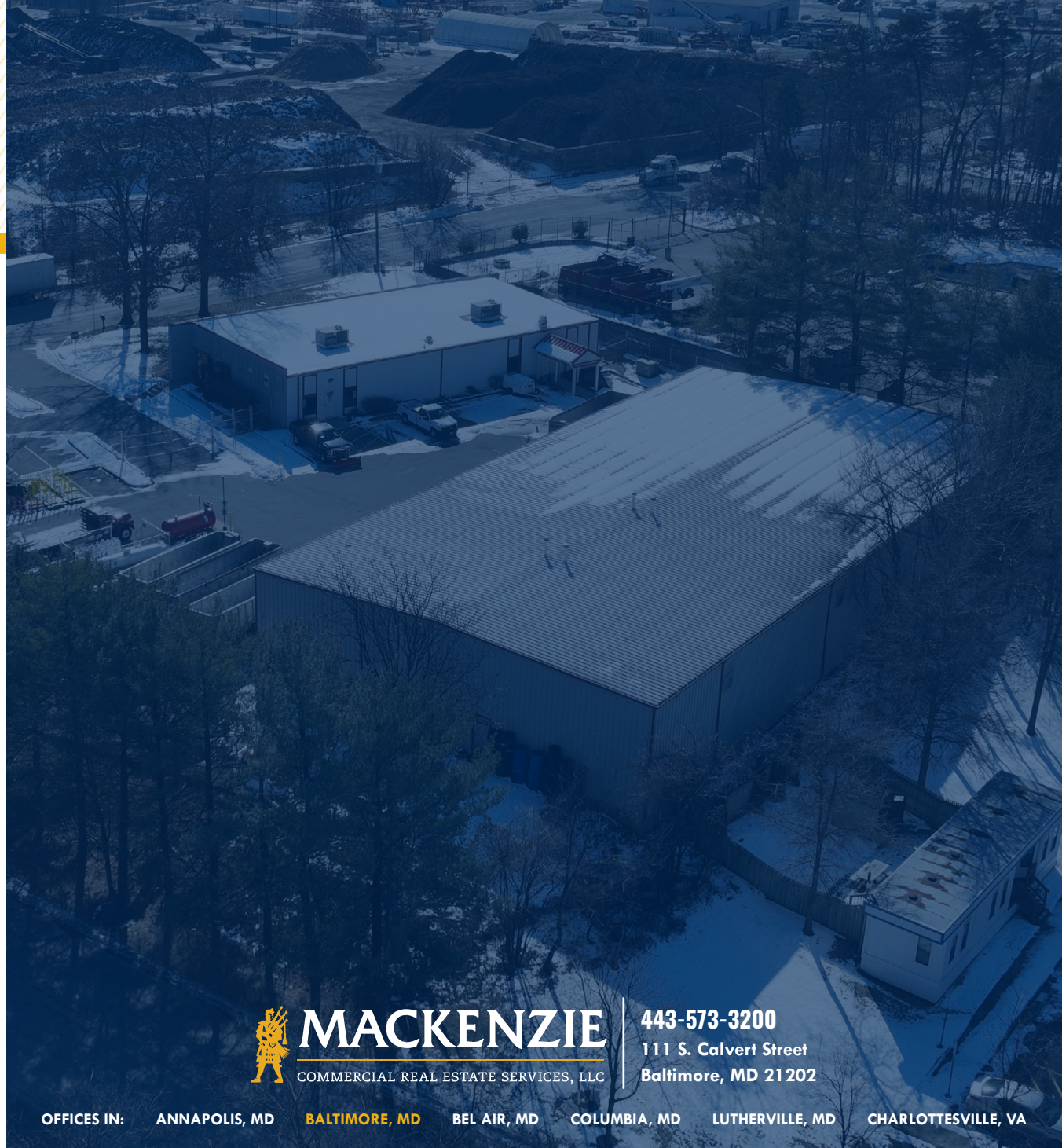
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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