

FOR LEASE

7185-7189 Montevideo Road
JESSUP, MARYLAND

Former Truck Repair Facility with Outdoor Storage
Delivered with New Paving, Fencing & Building Renovations
2.78-Acres | 7,200 SF Service Building | Near US-1 & I-95
M2 Zoning | 8 Drive-In Doors | 18' Clear Height



Marcus & Millichap

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Property Summary

Site Highlights

- 7,200 Service Building with 8 Drive-In Doors & 18' Clear Heights
- Approximately 1.52 Acres of Usable Outdoor Storage
- 1st Floor Includes 1,409 SF of Office Space
- 2nd Floor Mezzanine Space For Extra Office/Storage Area
- Located Just Off US-1 with Quick Access to Route-100 & I-95

Select M2 Permitted Uses

- Contractor's Outdoor and Indoor Storage
- Manufacture and Assembly of Vehicles
- Motor Vehicle Repair & Painting
- Motor Vehicle Sales and Rentals
- Motor Vehicle Towing and Storage
- Equipment Sales, Repair, and Storage
- Moving/Storage Establishments
- Sale and Storage of Building Materials and Supplies

M2 Use Table

[M2 Permitted Uses](#)



Location Summary

National Brands Nearby

A. DuiePYLE
PYLE PEOPLE DELIVER

SAVAL
FOODSERVICE

amazon

SUNBELT
RENTALS

FedEx

United Rentals

PODS
Moving & Storage

WM
WASTE MANAGEMENT



INTERSTATE
95

INTERSTATE
95

1

Washington Blvd.

Waterloo Road

7185-7189 Montevideo Rd

Montevideo Road



Lease Summary

Asking Rent: \$22,500/Mo. NNN

Planned Renovations:

The asking rent includes the following planned renovations:

Exterior:

- Paving Front and Rear Storage Yards
- Crackfill/Sealing Loading Dock Area
- Install Site Lights to Light Storage Yards
- Install Fencing Around Yards with Gates
- Paint Building & General Facade Repairs
- General Site Cleanup and Repairs

Interior:

- Replace Existing Ceiling Tiles
- New Light Fixtures
- Paint Doors/Frames
- Install New Plank Flooring & Base
- New Bathroom Fixtures & Partitions
- Paint Throughout
- New Office HVAC
- Power Wash Warehouse Area
- New Paint to Warehouse Area

Interior Pictures



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Listing Contacts

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