



INDUSTRIAL PROPERTY

8402 WASHINGTON BOULEVARD | JESSUP, MARYLAND 20794

FOR
SALE



PROPERTY OVERVIEW

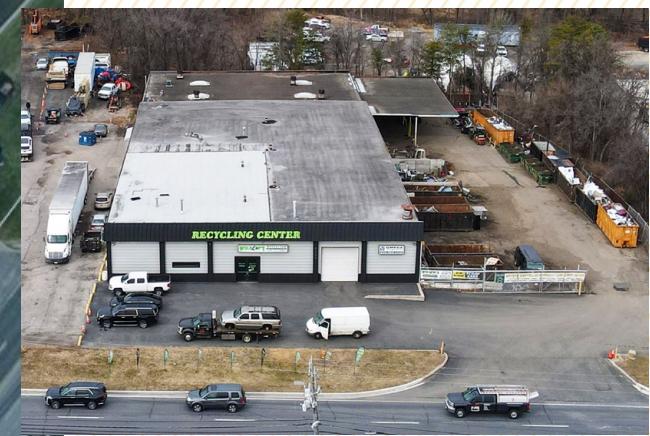
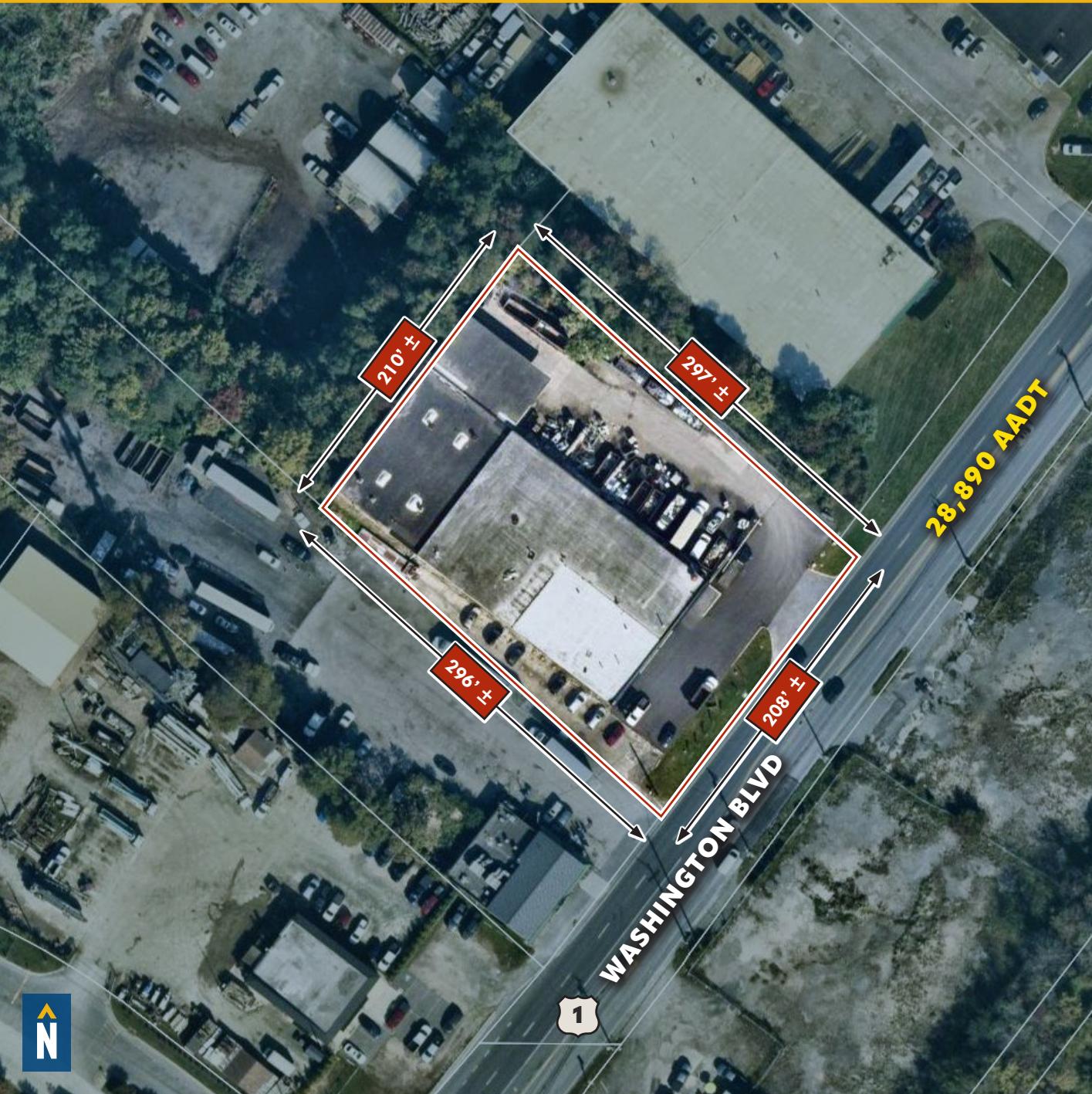
HIGHLIGHTS:

- 23,000 SF \pm building on 1.44 acres \pm
- Heavy power
- Excellent visibility (28,890 cars/day on Route 1/
Washington Boulevard)
- Dock and drive-in loading
- Easy access to I-95 and I-295, as well as Routes 1,
32, 175 and 100

AVAILABLE:	23,000 SF \pm
LOT SIZE:	1.44 ACRES \pm
CLEAR HEIGHT:	16' \pm
DOCKS:	3
DRIVE-INS:	1
ZONING:	CE-CLI (CORRIDOR EMPLOYMENT DIST.) [CONTINUING LIGHT INDUSTRIAL OVERLAY]



AERIAL



LOCAL BIRDSEYE



TRADE AREA

- DRIVING DISTANCE TO:



1.1 MILES
2 MIN. DRIVE



2.5 MILES
3 MIN. DRIVE



4.1 MILES
5 MIN. DRIVE



11.6 MILES
13 MIN. DRIVE



14.9 MILES
16 MIN. DRIVE
**(FAIRFIELD
MARINE TERMINAL)**

BALTIMORE, MD

15.8 MILES
20 MIN.

WASHINGTON, DC

26.0 MILES
40 MIN.

PHILADELPHIA, PA

117.0 MILES
1 HR. 50 MIN.

RICHMOND, VA

140.0 MILES
2 HRS. 20 MIN.



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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