



INDUSTRIAL PROPERTY

8402 WASHINGTON BOULEVARD | JESSUP, MARYLAND 20794

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

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:

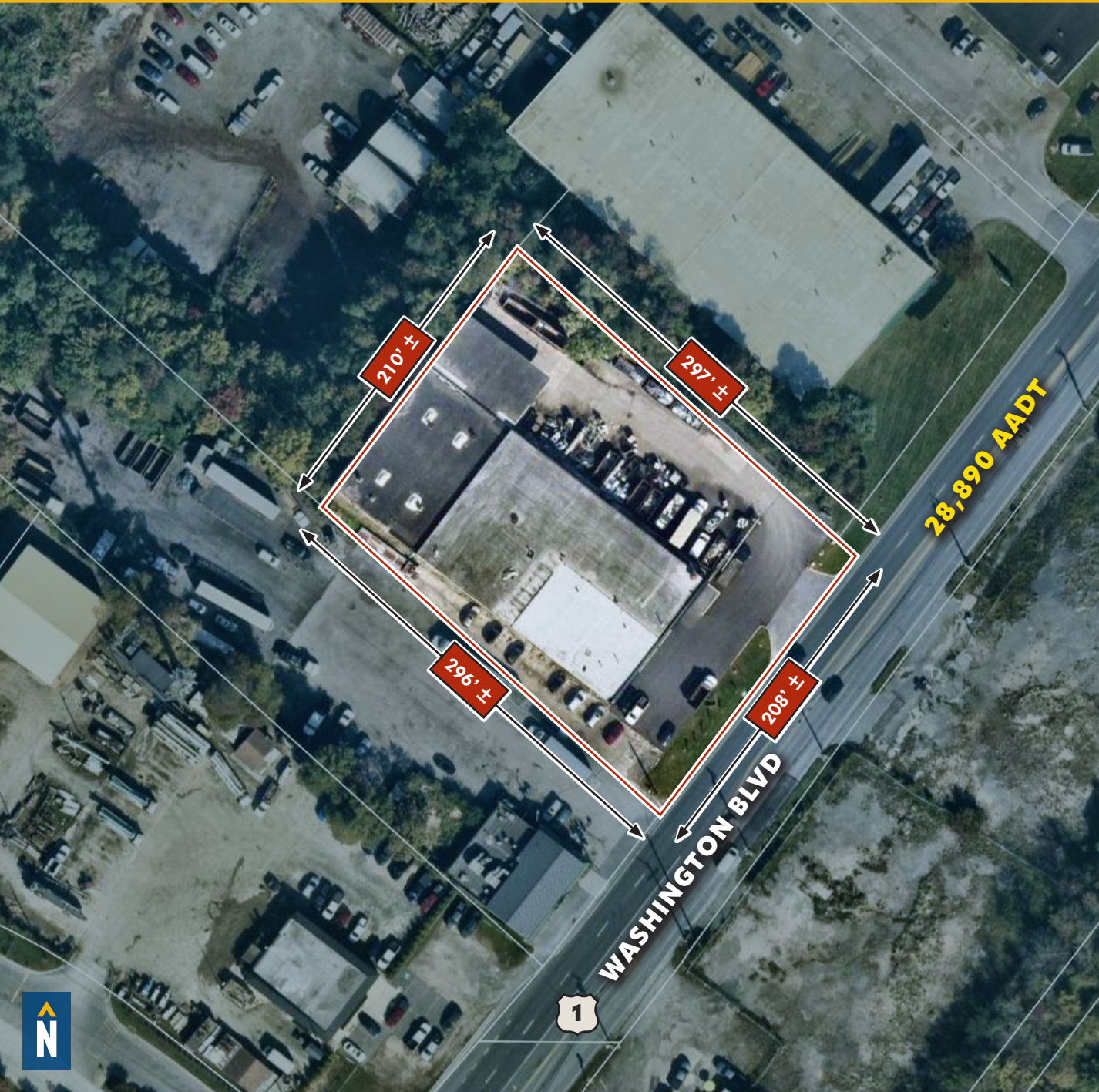
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ZONING:

CE-CLI (CORRIDOR EMPLOYMENT DIST.)
[CONTINUING LIGHT INDUSTRIAL OVERLAY]



AERIAL





- INDUSTRIAL/BUSINESS PARK
- RETAIL CENTER

32 1.1 MILES
2 MIN. DRIVE

1.1 MILES
2 MIN. DRIVE



2.5 MILES
3 MIN. DRIVE

2.5 MILES
3 MIN. DRIVE

295 4.1 MILES
5 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.



FOR MORE INFO **CONTACT:**



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