



# 121K SF ± INDUSTRIAL BUILDING

7510 MONTEVIDEO ROAD | JESSUP, MARYLAND 20794

FOR  
**SALE/  
LEASE**



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 121,211 SF ± total warehouse/office available
  - » 51,000 SF ± warehouse space with 3 docks and 2.2 acres ± of outdoor storage
  - » 70,211 SF ± warehouse space with office entry, 6 docks and 2 oversized drive-ins
- Updated office space with glass entry
- Excess land for outdoor storage/trailer parking
- 9 dock high loading doors; 2 oversized drive-ins
- Heavy power - 5,000+ amps
- Easy access to I-95, I-295, I-695, I-97 and Routes 32 and 100
- Close proximity to BWI Airport and the Port of Baltimore
- Located in an Opportunity Zone

|               |                                  |
|---------------|----------------------------------|
| AVAILABLE:    | 121,211 SF ±                     |
| LOT SIZE:     | 10.04 ACRES ±                    |
| CLEAR HEIGHT: | 18'-21' ±                        |
| DOCKS:        | 9 (FRONT LOADED)                 |
| DRIVE-INS:    | 2 (OVERSIZED)                    |
| ZONING:       | M-2 (MANUFACTURING: HEAVY DIST.) |
| RENTAL RATE:  | \$11.75 PSF NNN                  |



## MAKE READY IMPROVEMENTS:

- White Boxed Warehouse
- New LED Lighting in Warehouse/Office
- Parking/Outdoor Storage areas paved



GOOGLE STREET VIEW

# AERIAL OVERVIEW



9.6 AC ±

.34 AC ±

.09 AC ±

MONTEVIDEO RD

DORSEY RUN RD



# SITE PLAN

**LEASE SCENARIO 'A': 51,000 SF ± WAREHOUSE W/ 2.2 ACRES ± OF IOS**

**LEASE SCENARIO 'B': 70,211 SF ± WAREHOUSE W/ OFFICE & PARKING**

DORSEY RUN RD

MONTEVIDEO RD

QUONSET HUT X2

14' w x 16' h

14' w x 21' h

12' w x 12' h

16' w x 16' h

14' w x 12' h

All Other Docks 8' w x 10' h

DRIVE INS

DRIVE IN

DRIVE IN

DOCKS x3

DOCKS x6

51,000 SF ±  
AVAILABLE

70,211 SF ±  
AVAILABLE

2 STORY OFFICE

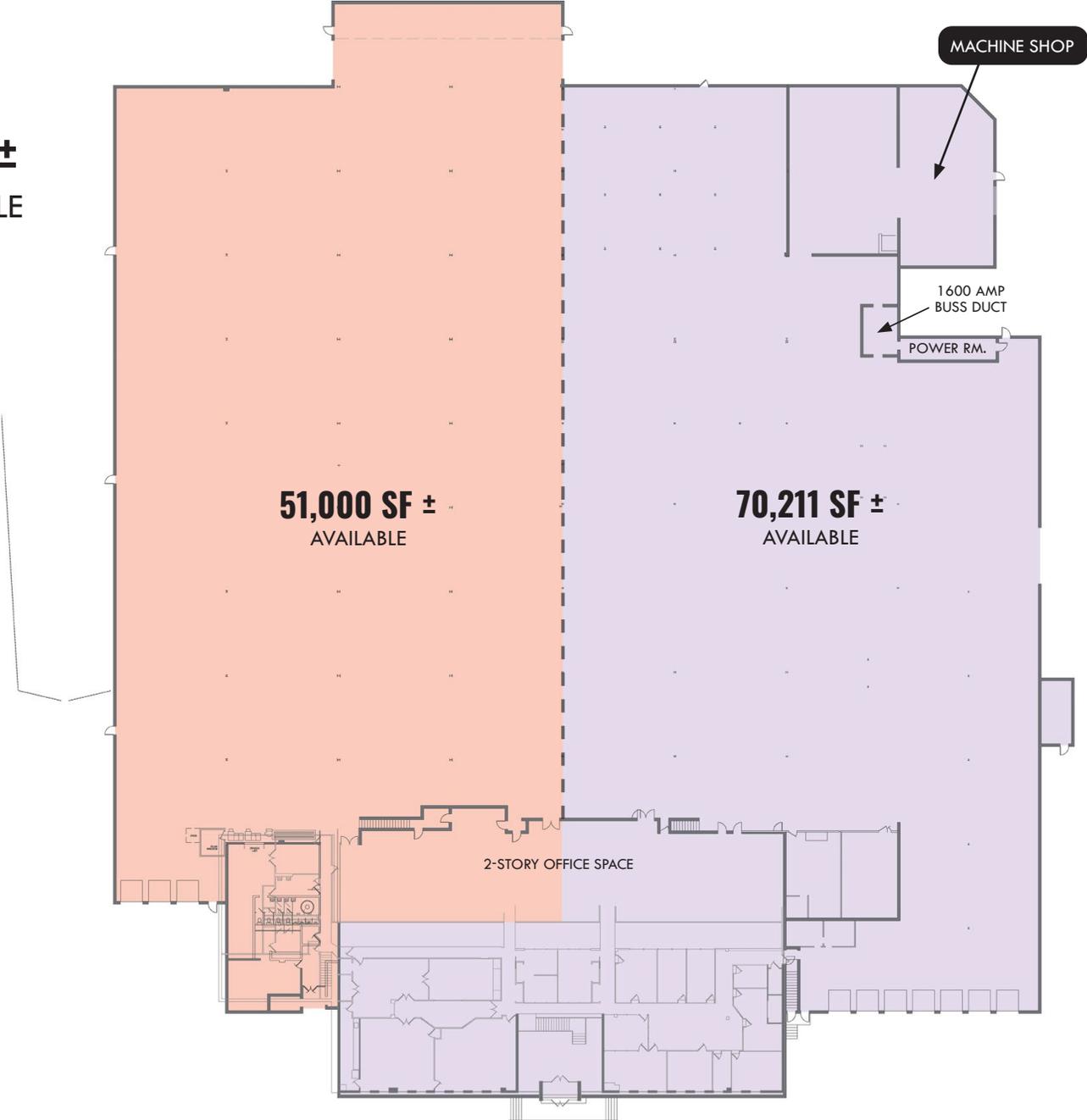
OUTDOOR  
STORAGE/PARKING:  
2.2 AC ± TOTAL

PARKING



# FLOOR PLAN

**121,211 SF ±**  
TOTAL AVAILABLE



**51,000 SF ±**  
AVAILABLE

**70,211 SF ±**  
AVAILABLE

MACHINE SHOP

1600 AMP  
BUSS DUCT

POWER RM.

2-STORY OFFICE SPACE

# LOCAL BIRDSEYE

Domino  
SUGAR

PATUXENT INSTITUTION

TECTA AMERICA

SOCCERDOME

SUNBELT  
RENTALS

DORSEY RUN RD

MONTEVIDEO RD



# TRADE AREA

## DRIVING DISTANCE TO:

**1** 0.8 MILES  
3 MIN. DRIVE

**95** 1.8 MILES  
5 MIN. DRIVE

**295** 27 MILES  
6 MIN. DRIVE

**BWI** 7.5 MILES  
11 MIN. DRIVE  
BALTIMORE WASHINGTON INTERNATIONAL  
THURGOOD MARSHALL AIRPORT

**PORT OF BALTIMORE** 14.2 MILES  
16 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)  
1706  
Helen Delich Bentley

**BALTIMORE, MD** 15.4 MILES  
23 MIN.

**WASHINGTON, DC** 27.0 MILES  
50 MIN.

**PHILADELPHIA, PA** 116.0 MILES  
1 HR. 55 MIN.

**RICHMOND, VA** 141.0 MILES  
2 HRS. 15 MIN.



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