



121K SF INDUSTRIAL BUILDING

7510 MONTEVIDEO ROAD | JESSUP, MARYLAND 20794

FOR
LEASE

**MULTIPLE
LEASING
SCENARIOS**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 121,211 SF \pm total warehouse/office available
 - » 51,000 SF \pm warehouse space with 3 docks and 2.2 acres \pm of outdoor storage
 - » 70,211 SF \pm 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

AVAILABLE:

121,211 SF \pm

LOT SIZE:

10.04 ACRES \pm

CLEAR HEIGHT:

18'-21' \pm

DOCKS:

9 (FRONT LOADED)

DRIVE-INS:

2 (OVERSIZED)

ZONING:

M-2 (MANUFACTURING: HEAVY DIST.)



MAKE READY IMPROVEMENTS:

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



GOOGLE STREET VIEW

AERIAL OVERVIEW



SITE PLAN

LEASE SCENARIO 'A':

51,000 SF ± WAREHOUSE W/ 2.2 ACRES ± OF IOS

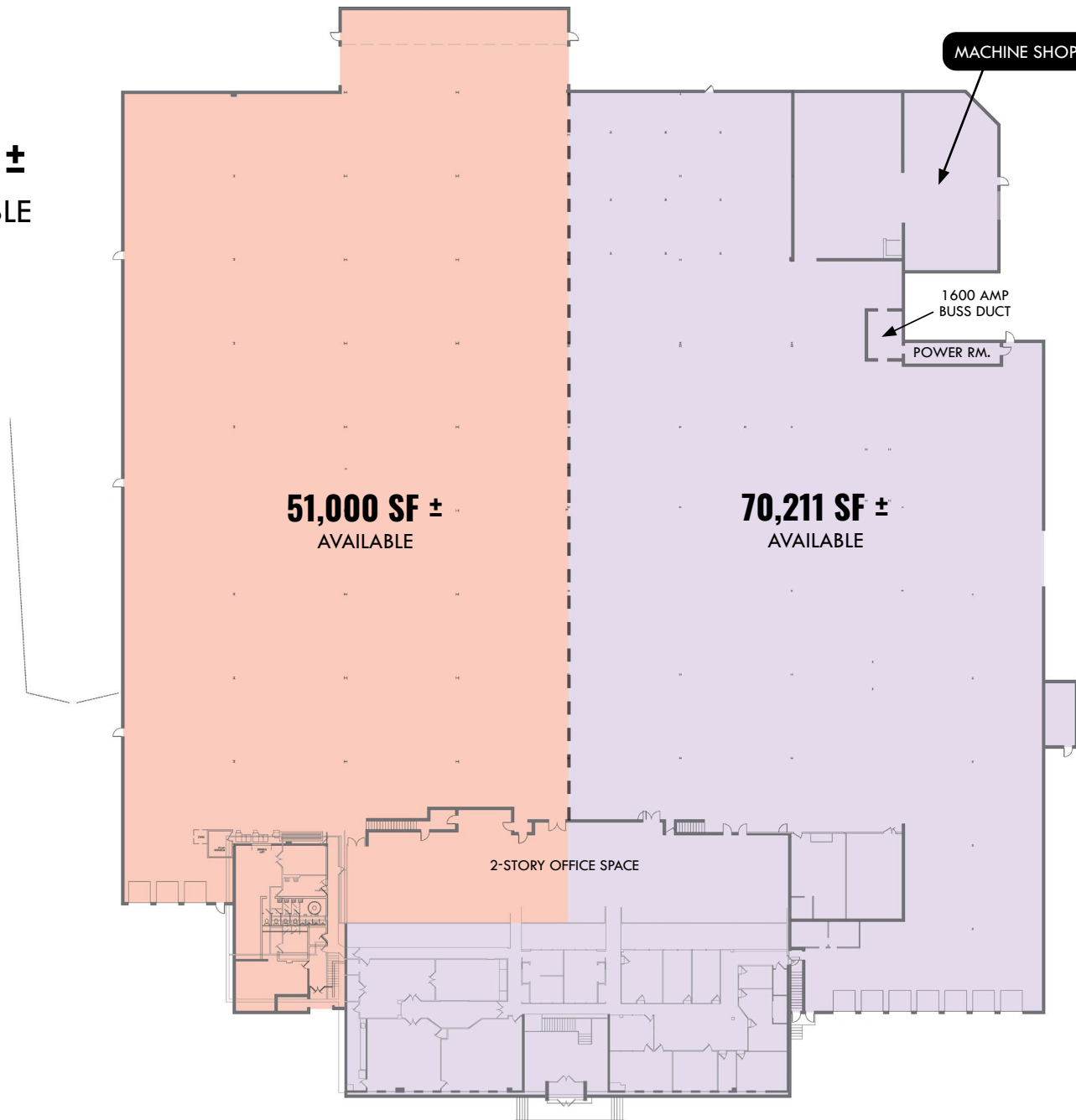
LEASE SCENARIO 'B':

70,211 SF ± WAREHOUSE W/ OFFICE & PARKING



FLOOR PLAN

121,211 SF ±
TOTAL AVAILABLE



LOCAL BIRDSEYE



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
Burgess M. Field Airport

PORT OF BALTIMORE 14.2 MILES
16 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)
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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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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