



7869 Dorsey Run, Jessup, MD 20794  
INDUSTRIAL SPACE FOR LEASE



# BAYS BCD

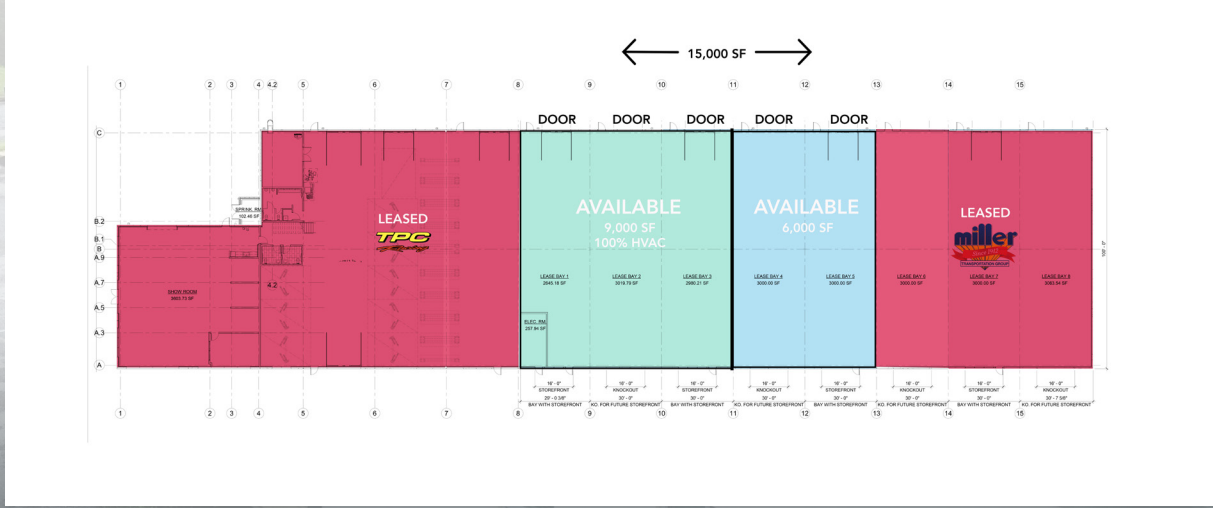
## 9,000 SF



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# BAYS EF 6,000 SF



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## INDUSTRIAL SPACE AVAILABLE FOR LEASE

**Bays BCD - 9000sf** | 2 12x14 drive in doors with knockout panel for a 3rd | 400 amps 120/208 3 phase | 100% HVAC

**Bays EF - 6000sf** | 2 12x14 drive in doors | Up to 400 amps of 120/208 | 3 phase available | Shell with warehouse heat

Purpose-built for performance and efficiency, this brand new custom automotive warehouse offers a rare opportunity for users seeking an automotive and truck welcoming facility. Designed by an automotive operator for an automotive user, the property delivers best-in-class functionality with 21-foot clear ceilings, ESFR sprinklers, and a robust 10-inch water main. The building features a 6-inch reinforced concrete slab engineered to support up to 5,000 PSI, along with oversized 12' 14' at-grade drive-in doors for seamless vehicle access. Two gated entrances allow for full circular navigation around the site, complemented by 7-inch heavy-duty commercial asphalt in drive and parking lanes. Inside, a 9,000sf portion of the space is fully climate-controlled with 100% HVAC, illuminated by new LED lighting. The remaining vacancies may be powered by up to 1,000 amps of 120/208V 3-phase electrical service—making it an ideal, turnkey solution for high-performance automotive or truck repair operations. Light-filled glass storefronts with modern awnings enhance curb appeal and provide excellent natural light, along with strong signage potential for maximum brand visibility. Strategically located in the heart of Howard County, the property offers outstanding visibility and immediate access to major demand drivers including NSA, National Business Park, Columbia, and I-95. Positioned in the richest county in the state of Maryland with the #1 highest median income in Maryland and 7th in the US, this location provides unmatched connectivity, a strong surrounding business environment, and proximity to a highly affluent customer base.

### BUILDING INFO:

- **YEAR BUILT:** 2023
- **ZONING:** M2
- **TOTAL BUILDING SIZE:** 40,000 SF

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