



INDUSTRIAL PROPERTY

8402 WASHINGTON BOULEVARD | JESSUP, MARYLAND 20794

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

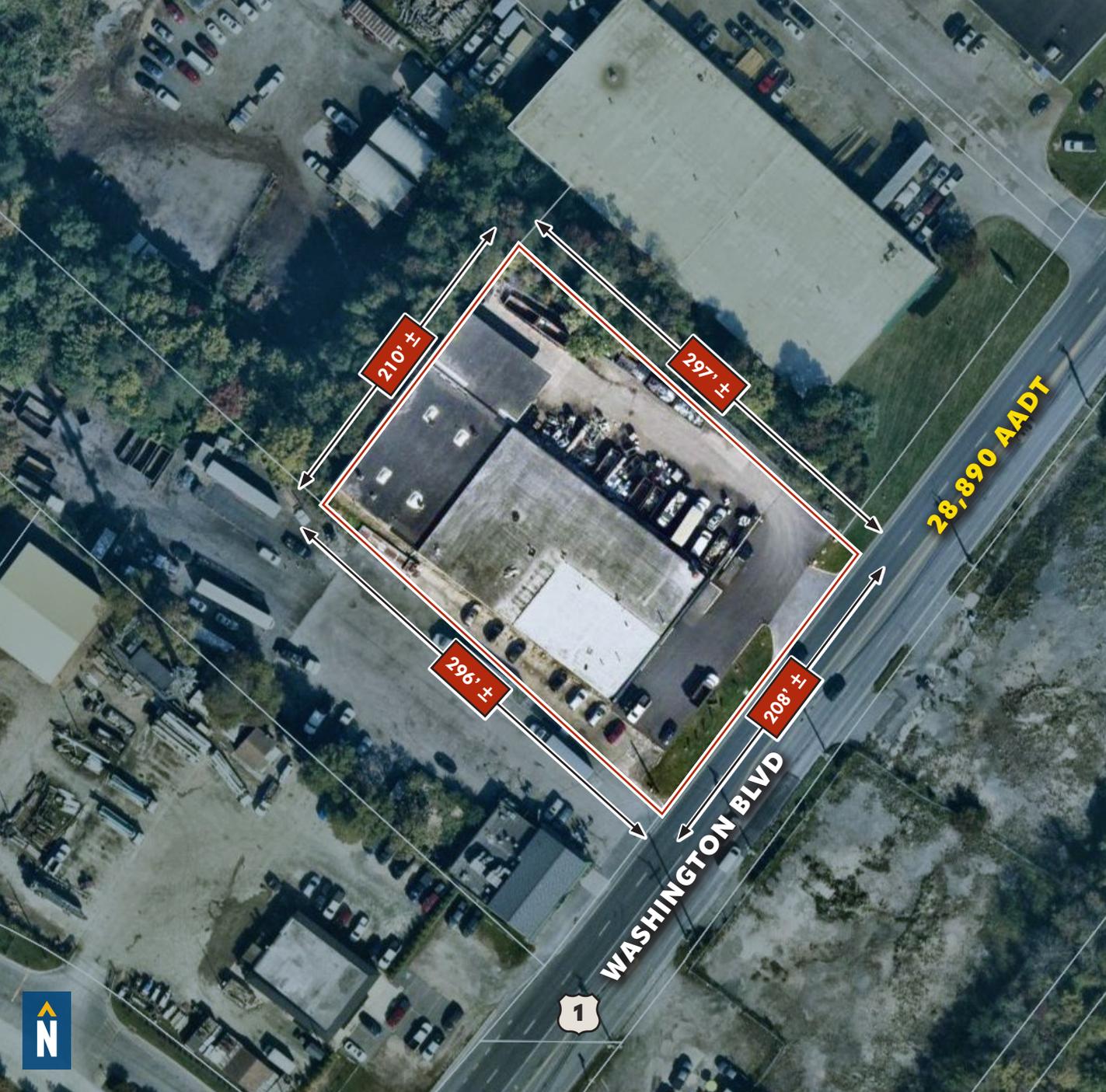
- 23,000 SF ± building on 1.44 acres ±
- Heavy power
- Excellent visibility (28,890 cars/day on Route 1/ Washington Boulevard)
- Dock and drive-in loading
- Easy access to I-95 and I-295, as well as Routes 1, 32, 175 and 100

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



GOOGLE STREET VIEW

AERIAL



LOCAL BIRDSEYE



SAVAGE STONE
L.L.C.
SAND & GRAVEL

LANCASTER

pepsi **Domino**
Walmart **TJ-maxx**

Lineage

1

ExtraSpace
Storage

CRW
PAPER

BEST LINE
EQUIPMENT

UR UNITED REFRIGERATION INC.

NE NORTHEASTERN
SUPPLY

CENTIMARK

RESTA
TECHN

WASHINGTON BLVD

Wing's
Sports Bar

28,890 AADT

1

ANDREWS
Equipment Company, Inc.



TRADE AREA

DRIVING DISTANCE TO:

32 1.1 MILES
2 MIN. DRIVE

INTERSTATE 95 2.5 MILES
3 MIN. DRIVE

295 4.1 MILES
5 MIN. DRIVE

BWI BALTIMORE WASHINGTON INTERNATIONAL THUNDERBOLT AIRPORT
11.6 MILES
13 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
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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