

NEWMARK



MULTI-TENANT SMALL BAY INDUSTRIAL
41,708 SF
92% OCCUPIED
2.33 WALT
BALTIMORE-WASHINGTON CORRIDOR

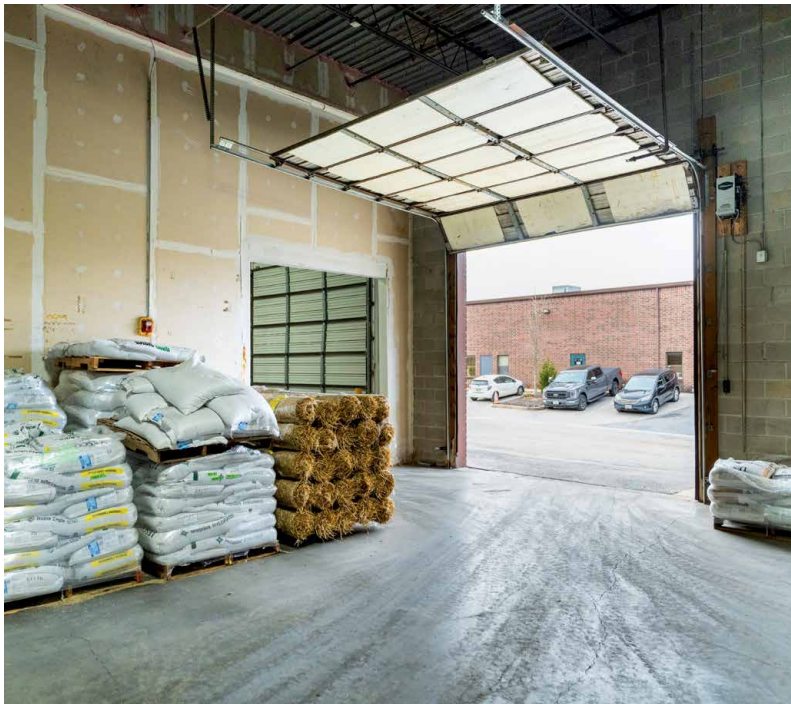
1512-1516
JABEZ
RUN
MILLERSVILLE, MD

EXECUTIVE SUMMARY

Newmark is pleased to offer for sale the 100% fee simple interest in **1512-1516 Jabez Run**, a 41,708 SF small bay industrial asset in Millersville, Maryland, positioned equidistant to both Baltimore and Annapolis.

The property is **92% leased to 5 tenants**, currently paying \$11.65/SF in-place rent with 2.33 years WALT.

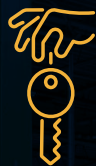
1512–1516 Jabez Run is a well-located small bay industrial asset positioned in the heart of Anne Arundel County. Situated directly off I-97, the Property offers exceptional regional connectivity with immediate access to Baltimore, Washington, D.C., and the broader Baltimore–Washington Corridor.



Investment Highlights



41,708 SF
3 BUILDINGS



**MULTI-
TENANT**
SMALL BAY INDUSTRIAL



I-97
IMMEDIATELY
ADJACENT



92%
OCCUPIED



**ANNE
ARUNDEL
COUNTY, MD**
LOCATION



**MISSION
CRITICAL**
INFRASTRUCTURE



2.33 YEARS
TERM REMAINING
WEIGHTED AVERAGE
LEASE TERM



\$16.09/SF
AVERAGE MARKET
ASKING RENT

INVESTMENT OVERVIEW



MISSION-CRITICAL LOCATION

- Positioned in the **heart** of the **Baltimore-Washington Corridor**
- Central position between **Baltimore, Annapolis, and Washington, D.C.**
- Direct access to **I-97**, Anne Arundel's **main thoroughfare**



ROBUST MARKET FUNDAMENTALS

- **Millersville, MD** industrial/flex market occupancy of **95.7%**
- Neighboring Washington, DC industrial market recorded **5.7 million square feet of net absorption** over the **past twelve months**
- Anne Arundel industrial/flex market asking rents at **\$16.09**





NEWMARK

**1512-1516
JABEZ
RUN**

MILLERSVILLE, MD

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