



## 8221 Preston Ct

8221 Preston Ct, Jessup, MD 20794



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# 8221 Preston Ct

Upon Request

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- 8221 Preston Court offers a rare large-block availability in the heart of the Jessup Industrial corridor with up to 49,890 contiguous square feet.
- Site is zoned M-2 (Heavy Manufacturing), accommodating a wide range of users, with a 100-foot-deep truck court and ample parking.
- Each warehouse space features a 32' clear height, docks with seals and scissor gates, 48' by 34' column spacing, office space, and wet sprinklers.
- Less than 10 minutes to I-95, Patuxent Pky, and the Baltimore-Washington Pky; drivers can reach BWI Airport, DC, and Baltimore in 15 to 30 minutes.

For more information visit:

<https://www.loopnet.com/Listing/8221-Preston-Ct-Jessup-MD/39289912/>



Rental Rate: Upon Request

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 140,118 SF

Year Built: 1987

Rental Rate Mo: Upon Request

## 1st Floor Ste A

Space Available	17,250 SF
Rental Rate	Upon Request
Contiguous Area	49,890 SF
Date Available	December 31, 2026
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Space A comprises 32,640 square feet and can be divided. Please contact the listing contact for additional details about this opportunity.

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## 1st Floor Ste B & C

Space Available	32,640 SF
Rental Rate	Upon Request
Contiguous Area	49,890 SF
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Space B & C comprises 32,640 square feet and can be divided. Please contact the listing contact for additional details about this opportunity.

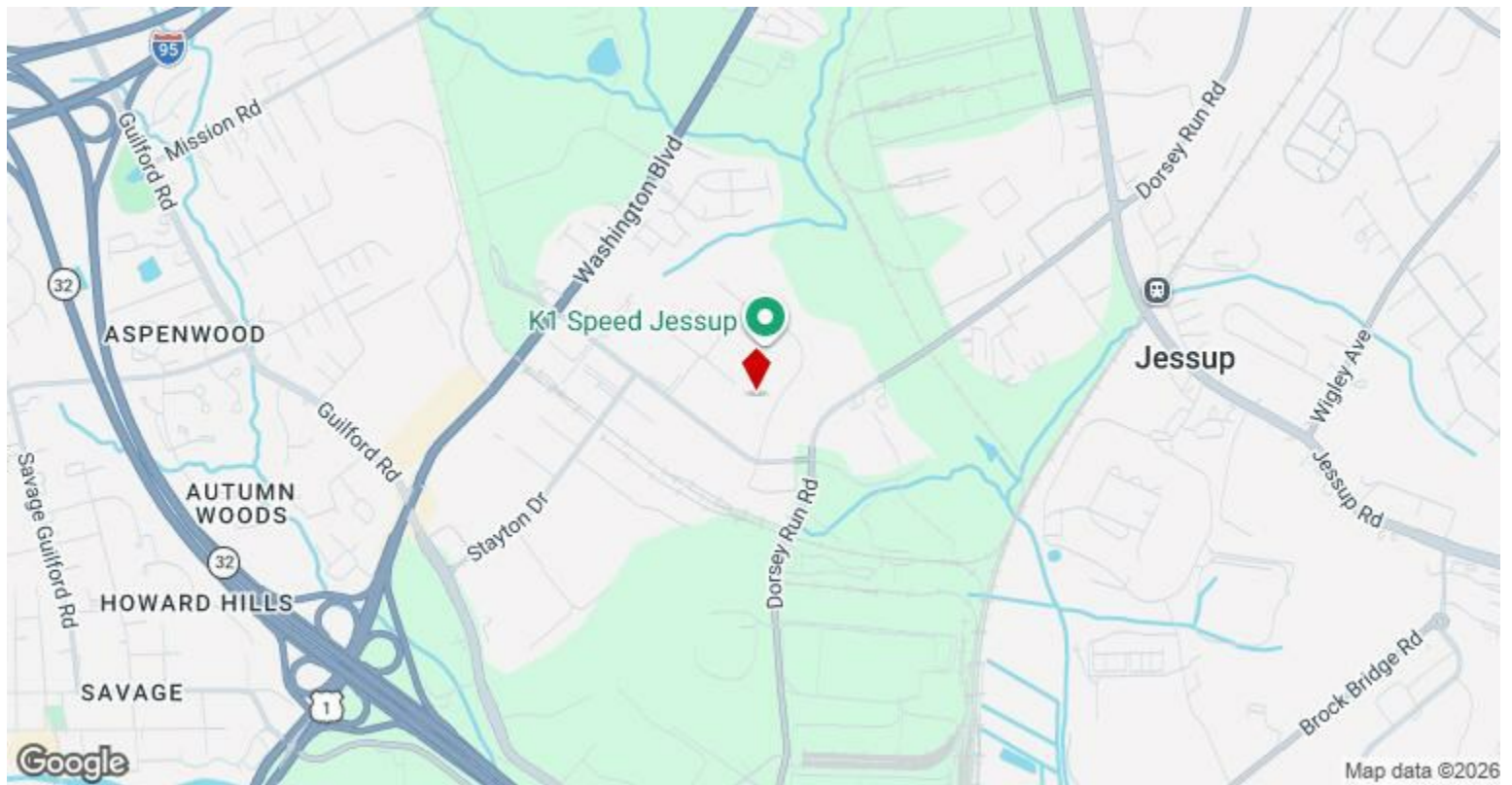
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Maryland Junior Sports Center	-	
Nobel Relocations	-	



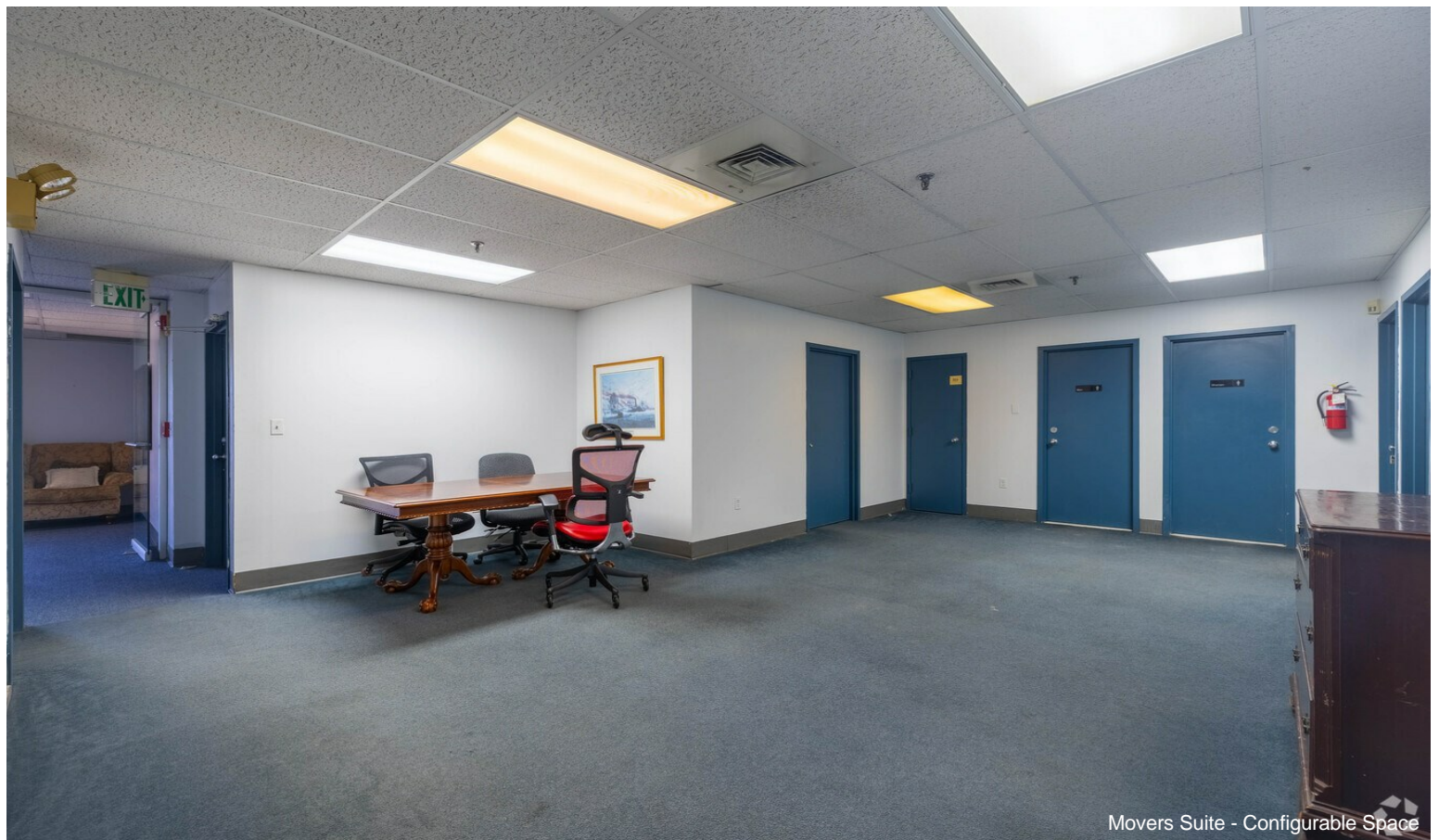
## 8221 Preston Ct, Jessup, MD 20794

8221 Preston Court offers a 32 foot clear glass front building located between Washington and Baltimore and near Columbia, Laurel and Odenton. 8221 Preston Court is equipped to handle intensive warehouse operations, featuring a 32-foot clear height, docks with seals and scissor gates, ramped doors, 48-foot by 34-foot column spacing, and dedicated office space for administrative functions. Externally, the property boasts a 100-foot truck court, ample parking, and sturdy concrete dolly pads. 8221 Preston Court also features smaller space with a storefront-style layout that is ideal for showroom retail or service uses. Equidistant to Interstate 95, Patuxent Parkway, and the Baltimore-Washington Parkway, 8221 Preston Court is a commanding address with far-reaching connectivity. Transporters will be 15 minutes from BWI Airport, 20 minutes from Downtown Baltimore, 30 minutes from DC, and 45 minutes from Alexandria. Underpinning the operational value of this location, institutional industrial users, like UPS, Republic National Distributing, Giant Foods, Ryder, Iron Mountain, and more, have significant footprints in the immediate vicinity.

# Property Photos

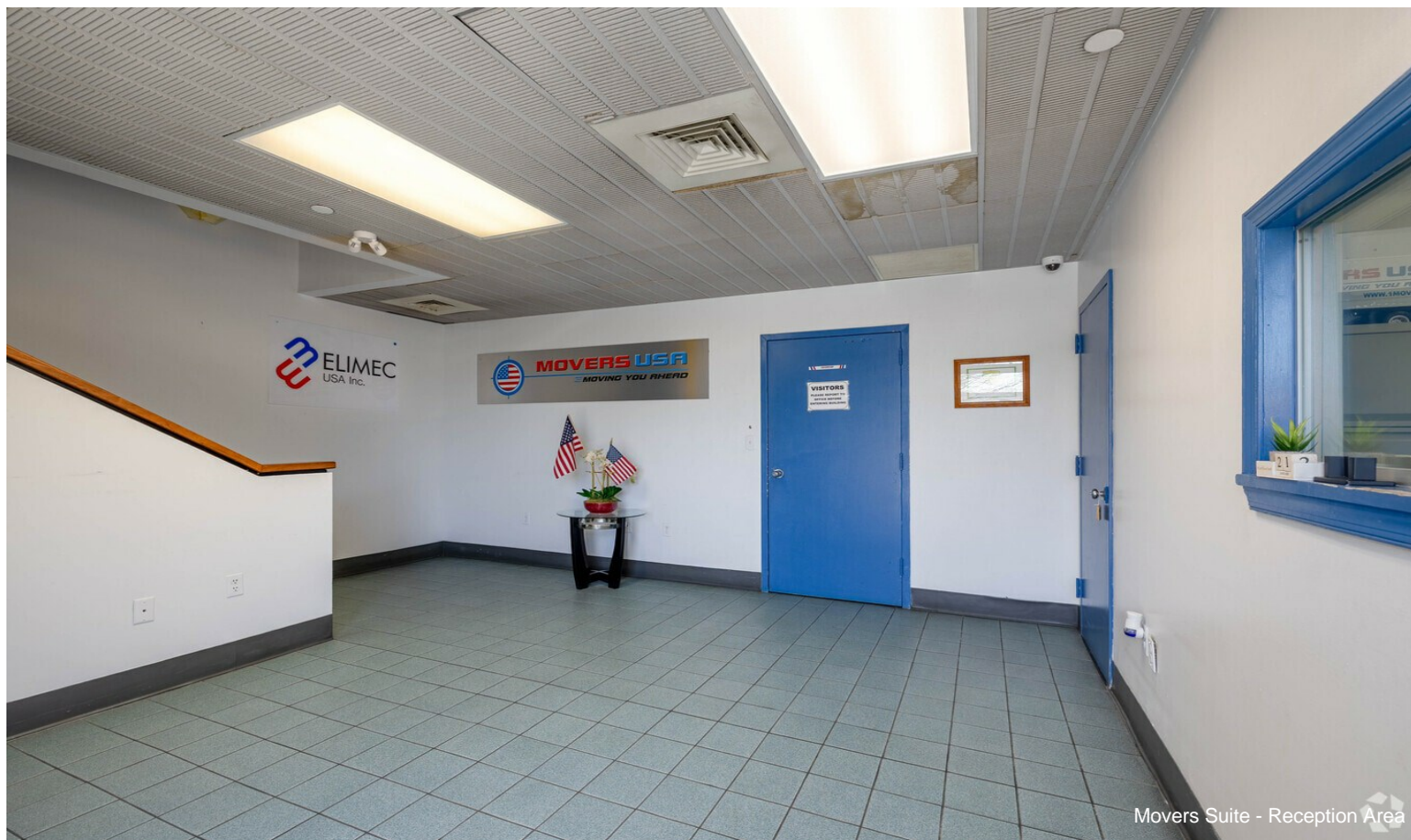


Movers Suite - Storefront Layout



Movers Suite - Configurable Space

# Property Photos



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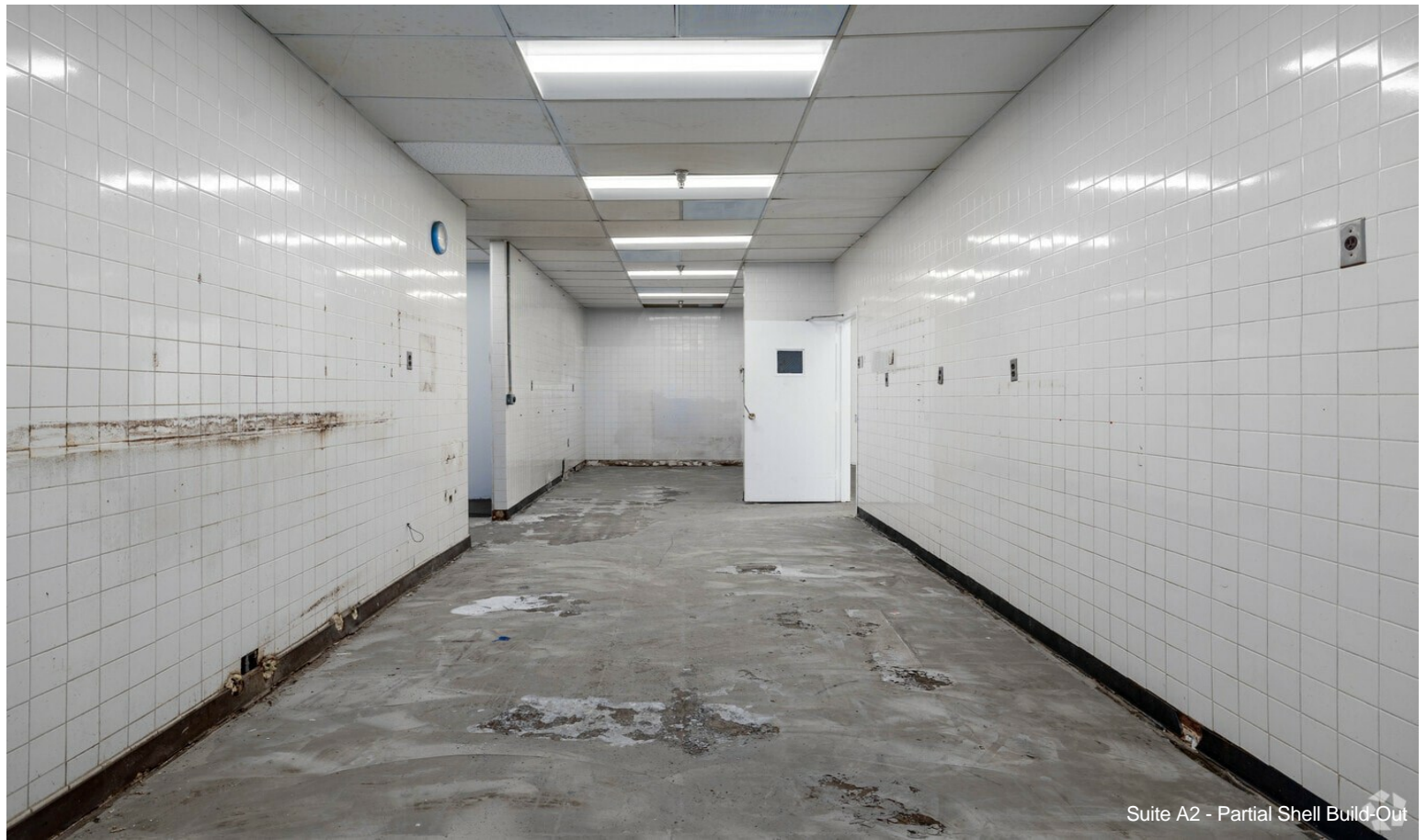


Suite A2 - Former Showroom



Suite A2 - Former Showroom

# Property Photos



Suite A2 - Partial Shell Build-Out

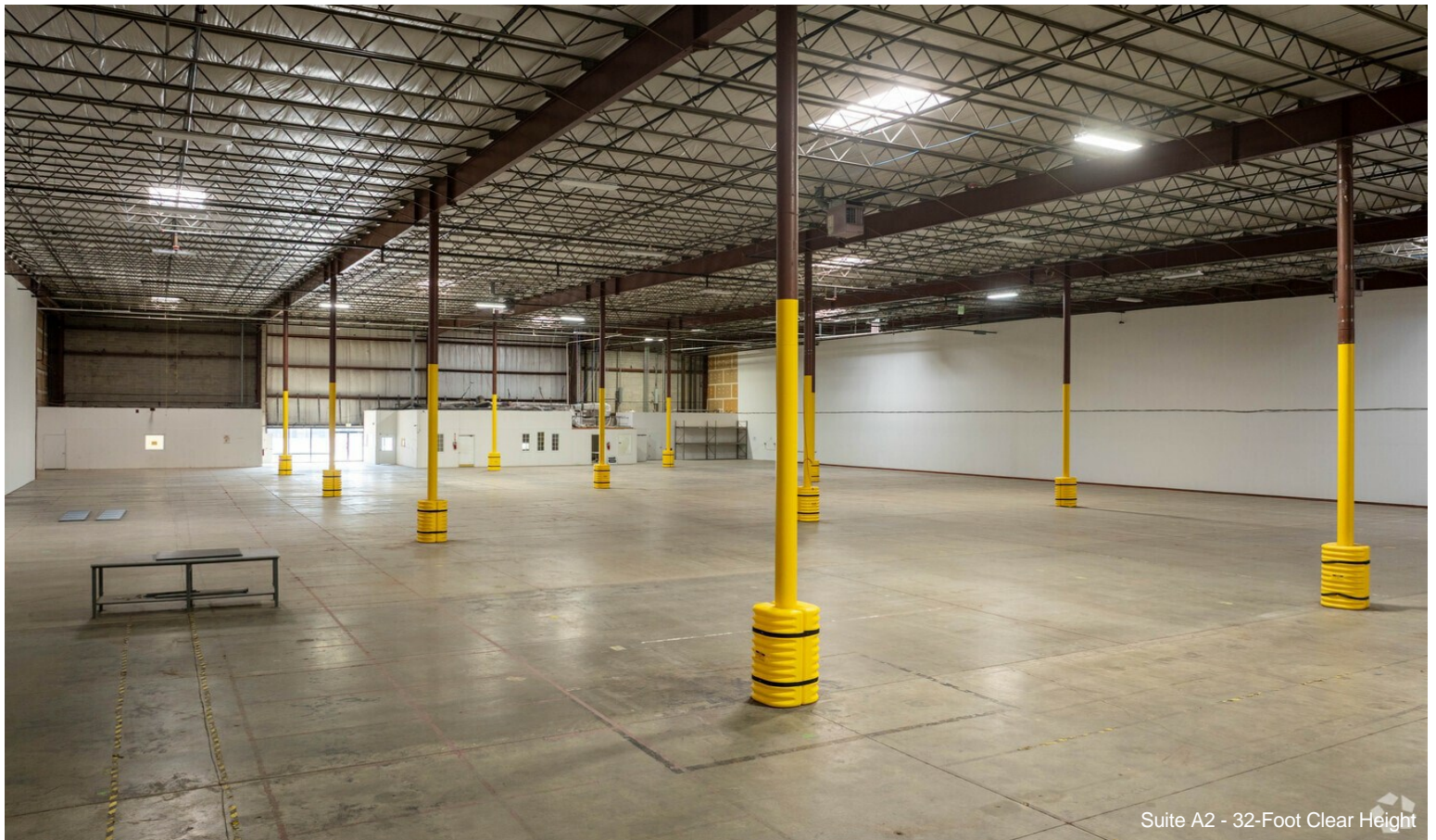


Suite A2 - Potential Private Office

# Property Photos

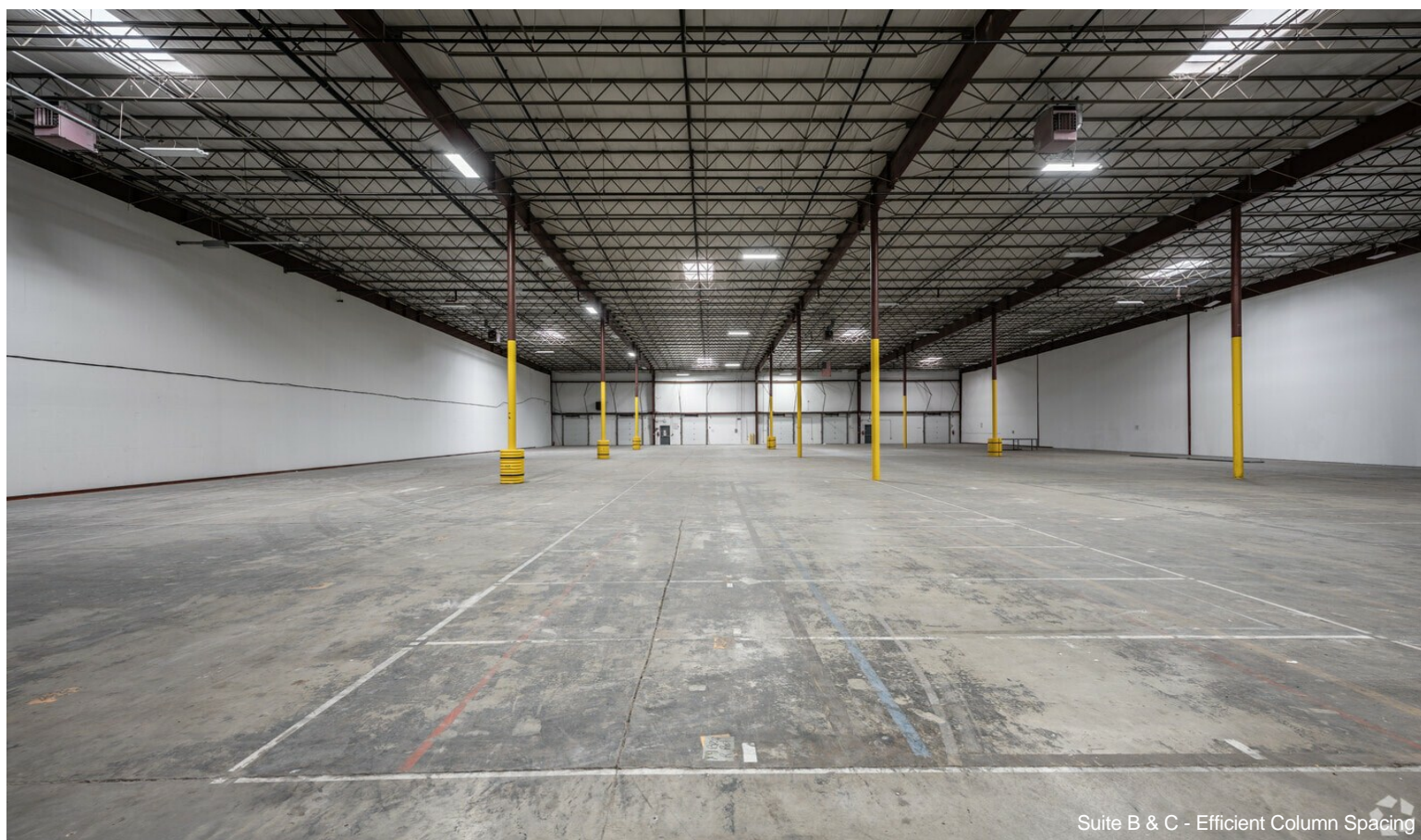
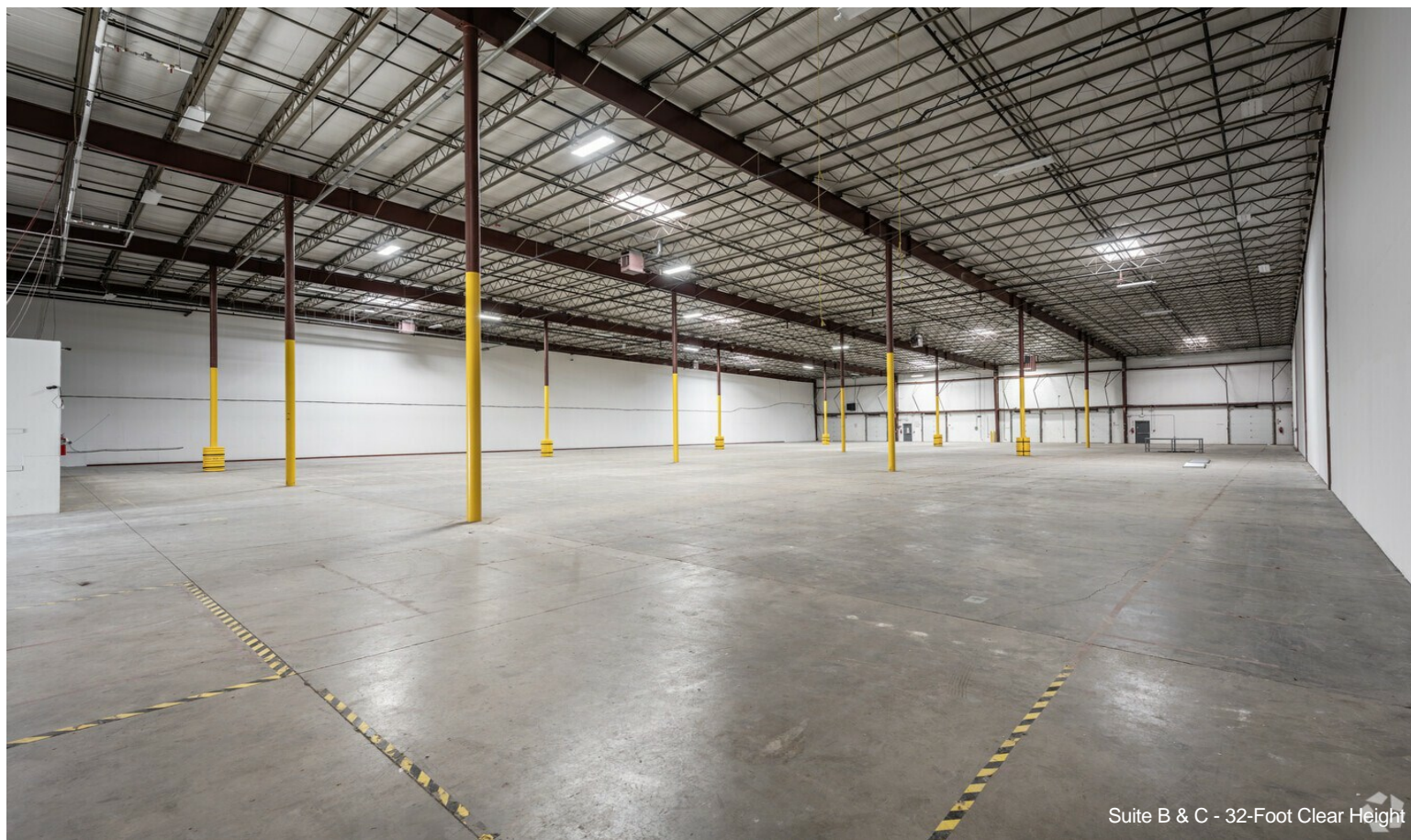


Suite A2 - 32-Foot Clear Height

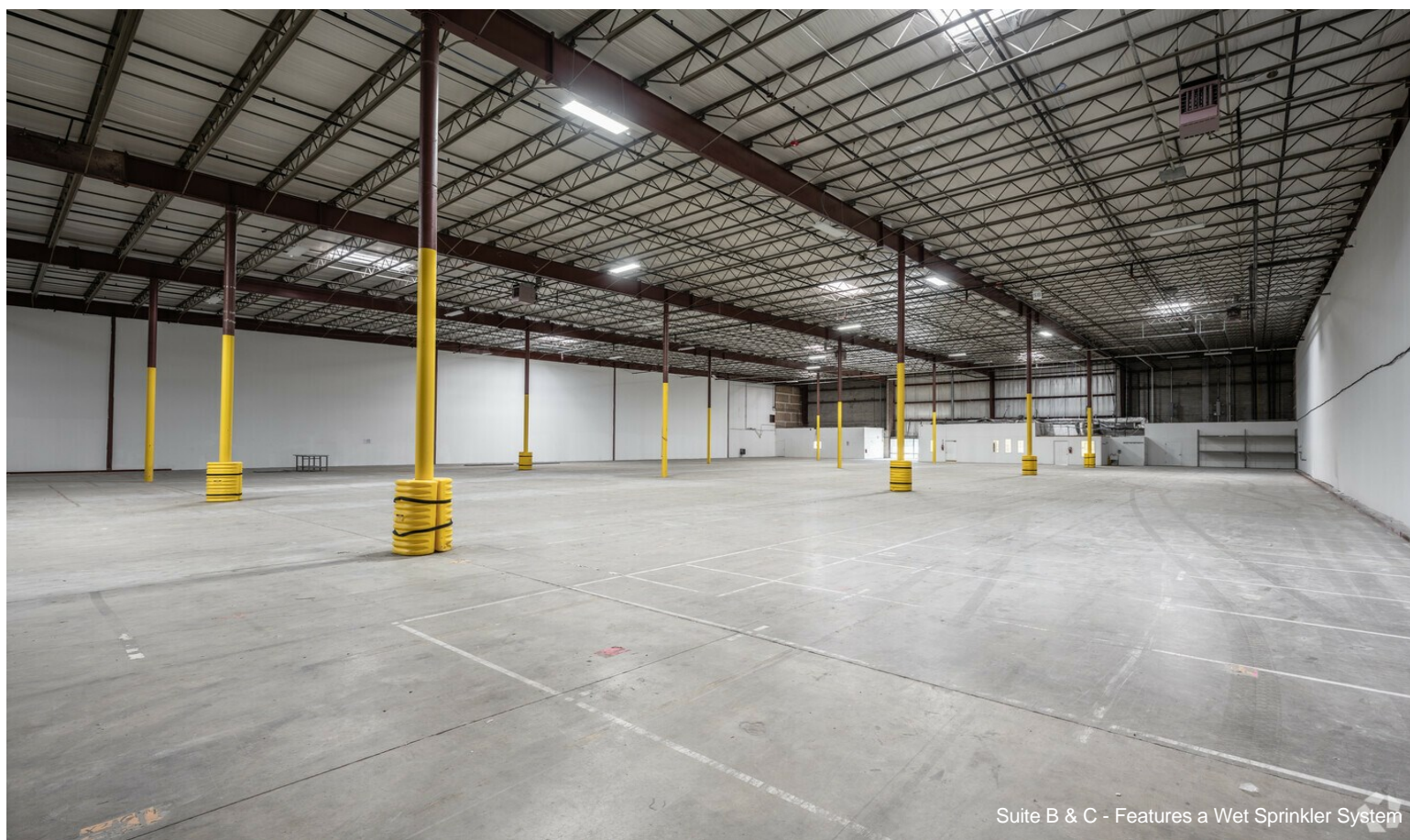


Suite A2 - 32-Foot Clear Height

# Property Photos



# Property Photos



Suite B & C - Features a Wet Sprinkler System



Suite B & C - Entrance to Office from Warehouse

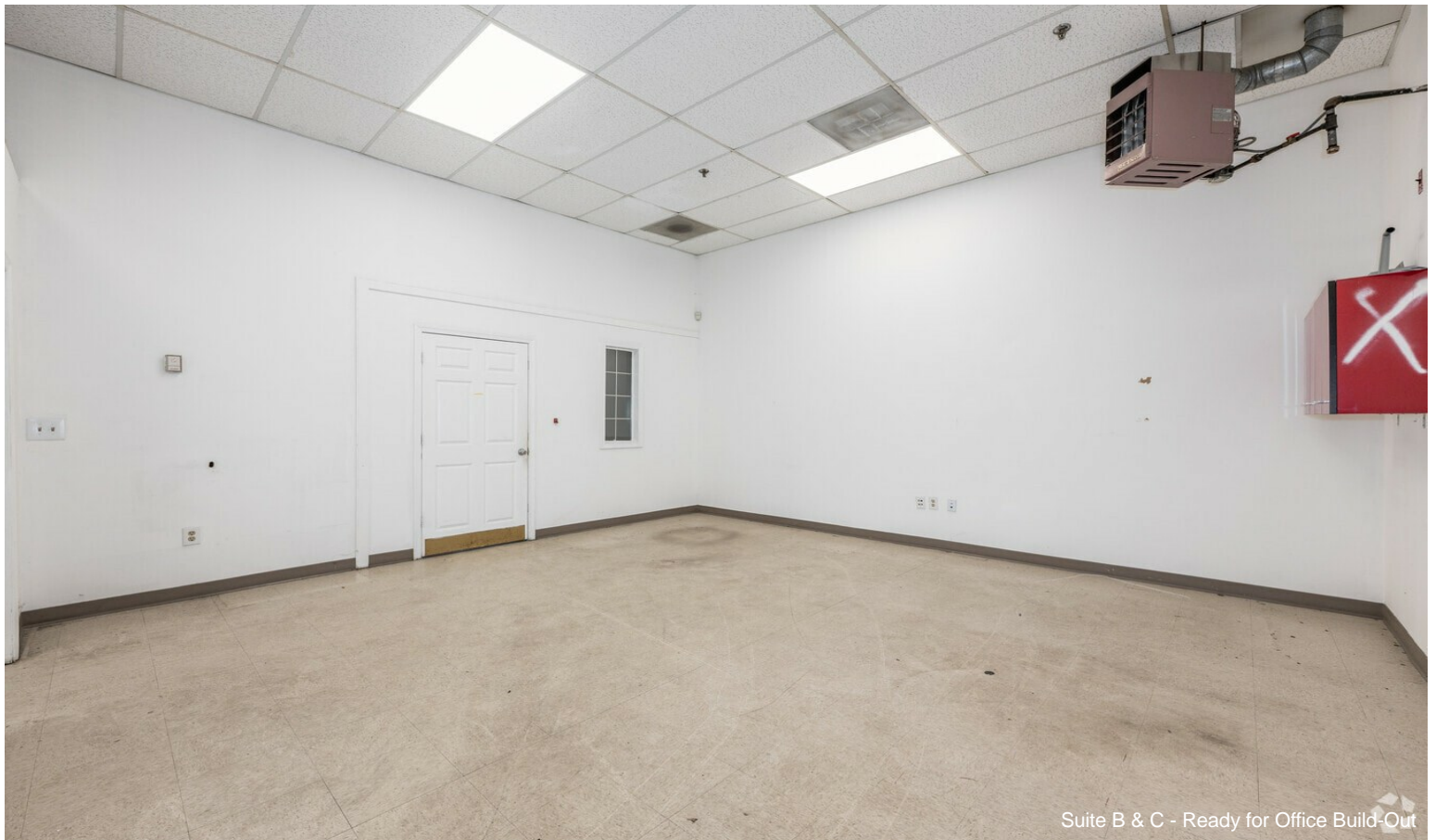
# Property Photos



# Property Photos



Suite B & C - Reception Window



Suite B & C - Ready for Office Build-Out

# Property Photos



Suite B & C - Accommodates Operations of All Kinds

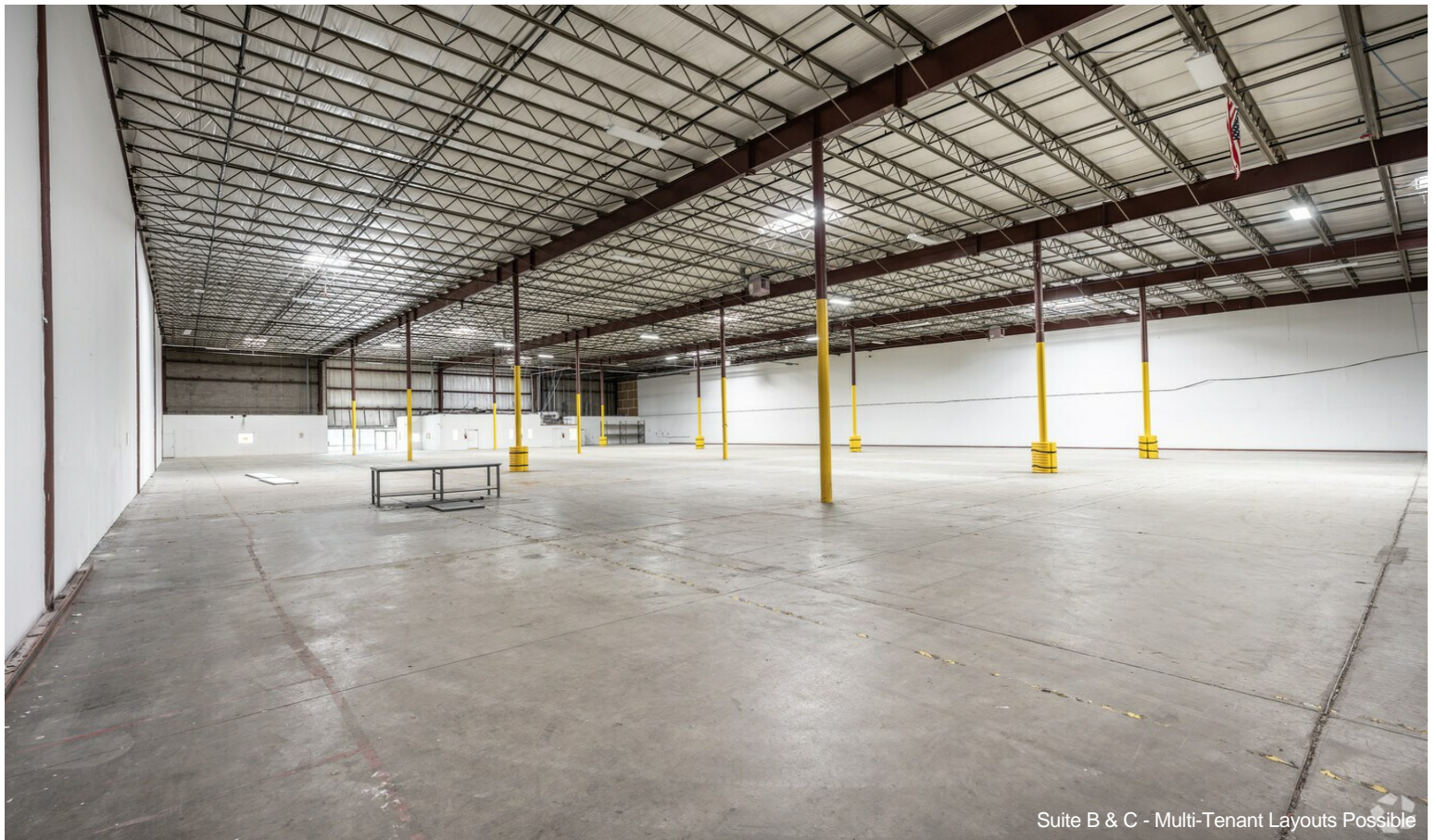


Suite B & C - Break Room

# Property Photos



Suite B & C - Area Between Office and Warehouse

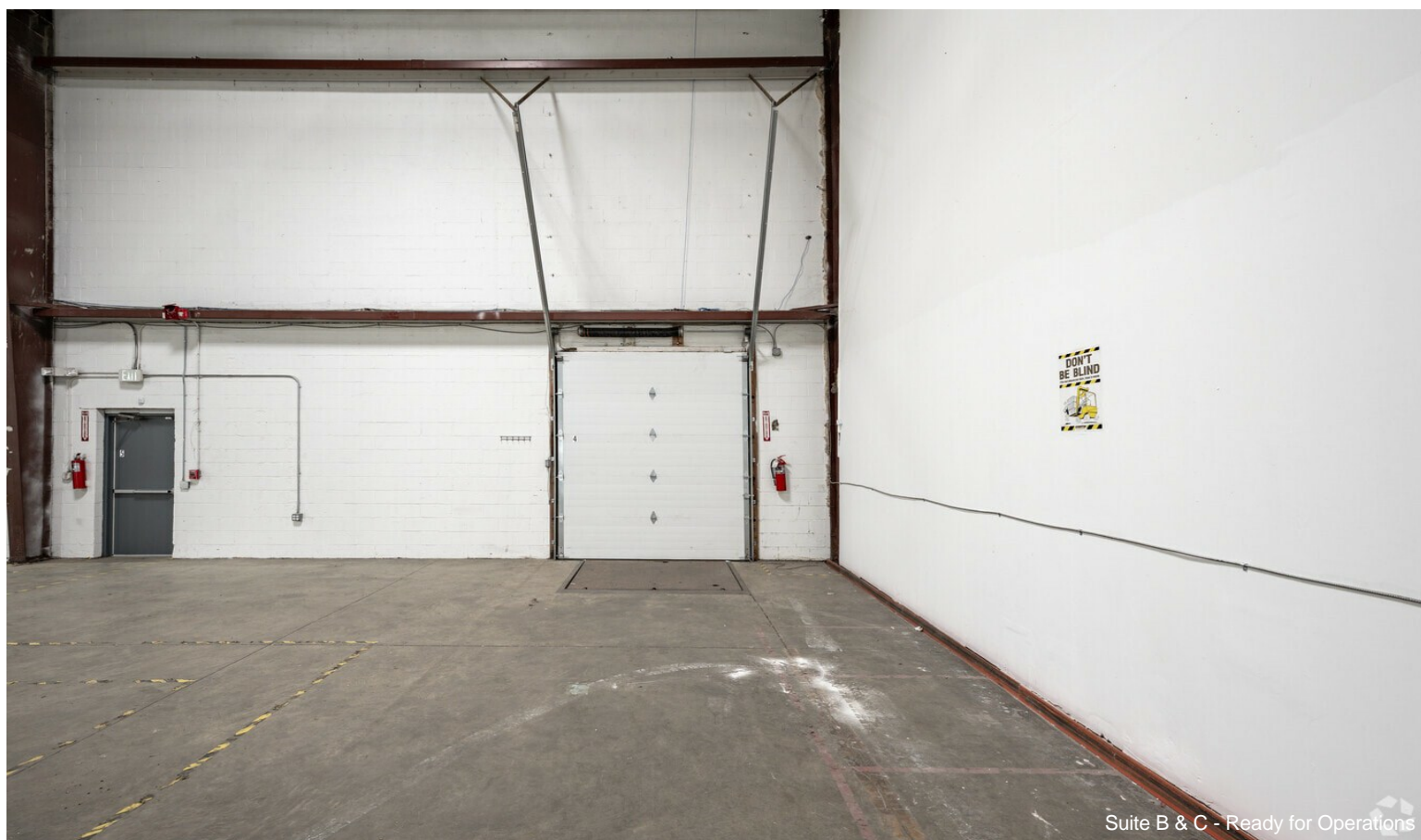


Suite B & C - Multi-Tenant Layouts Possible

# Property Photos



Suite B & C - Served by Six Dock-High Doors

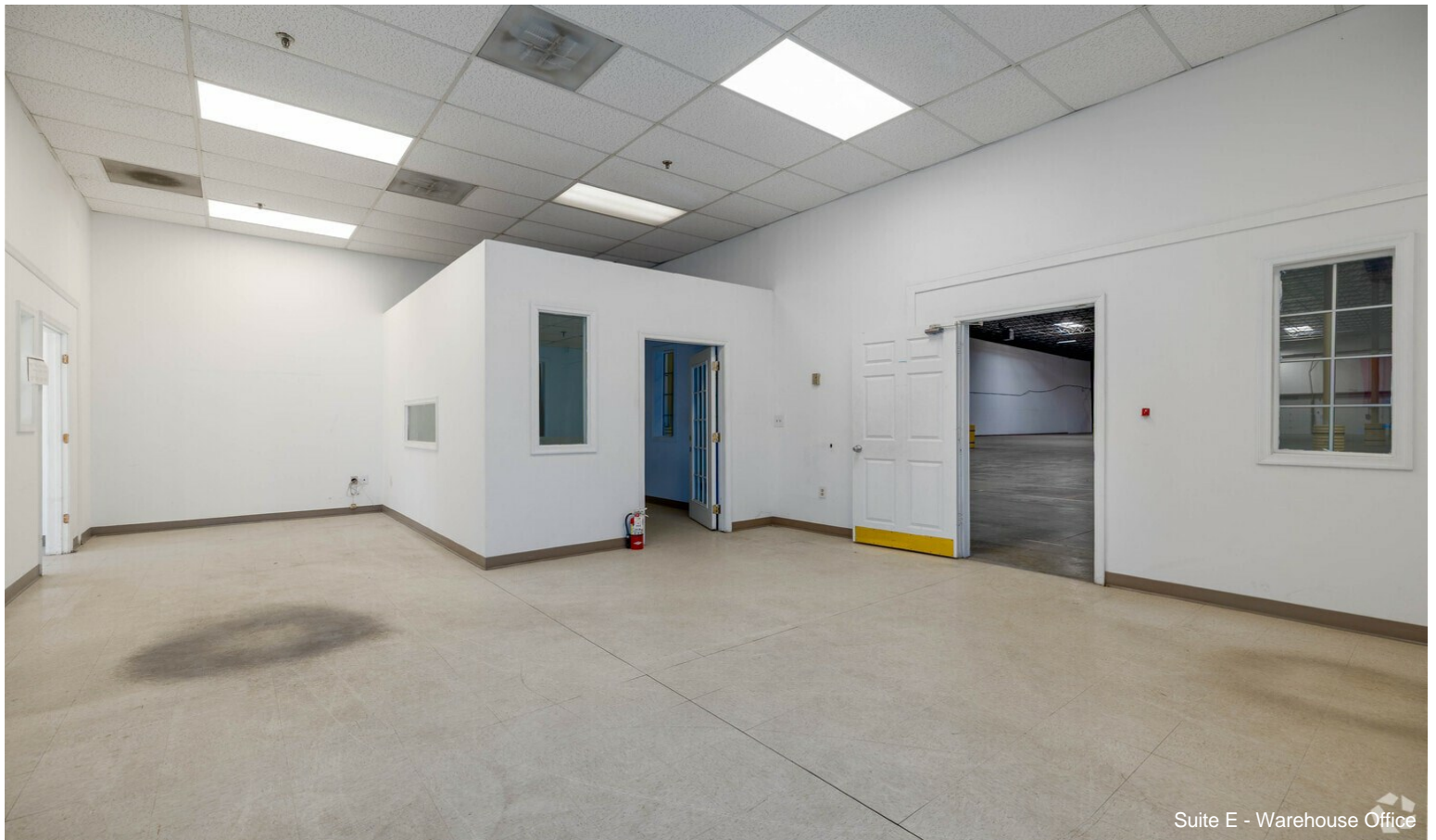


Suite B & C - Ready for Operations

# Property Photos

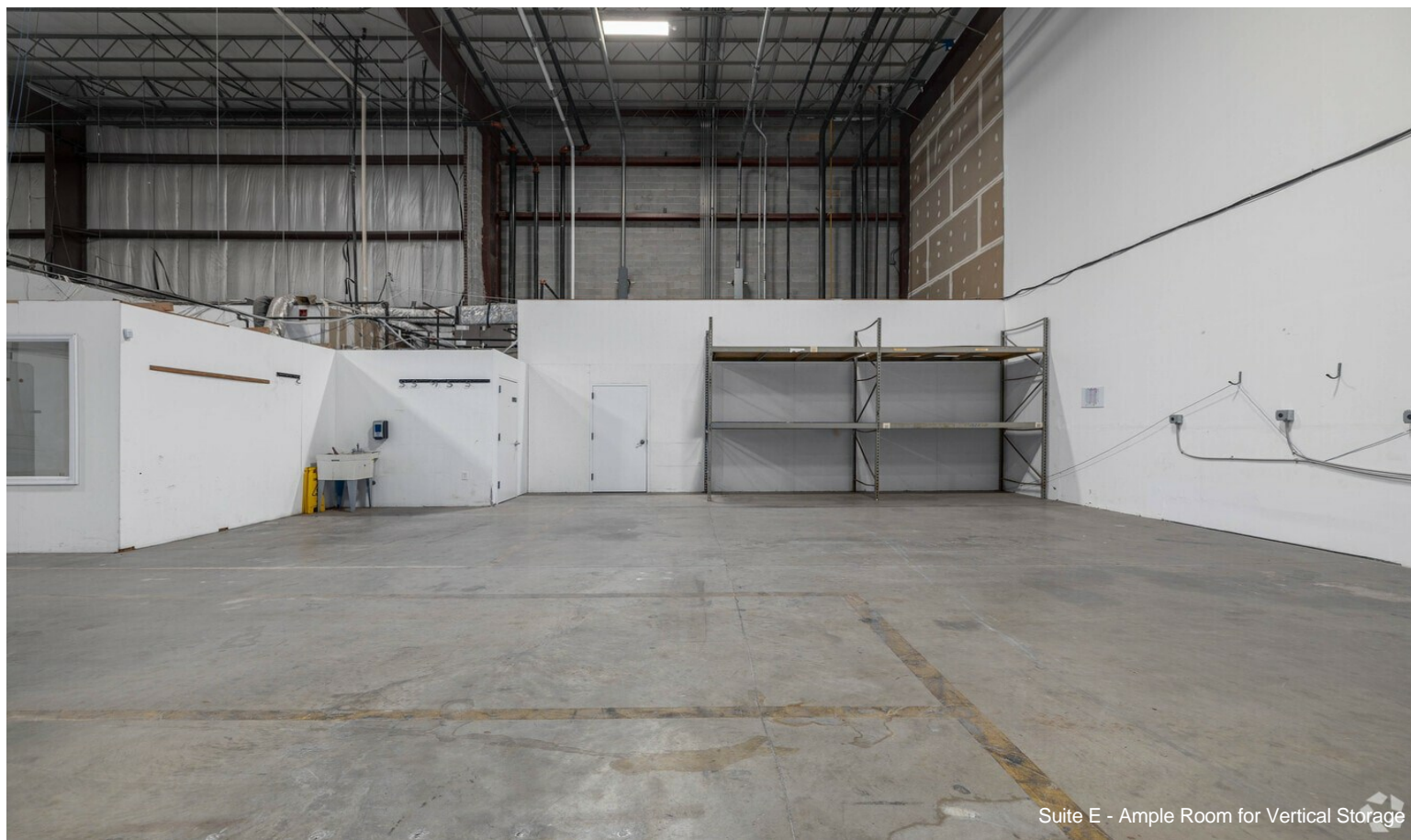


Suite E - Warehouse Entrance to Dedicated Office Space

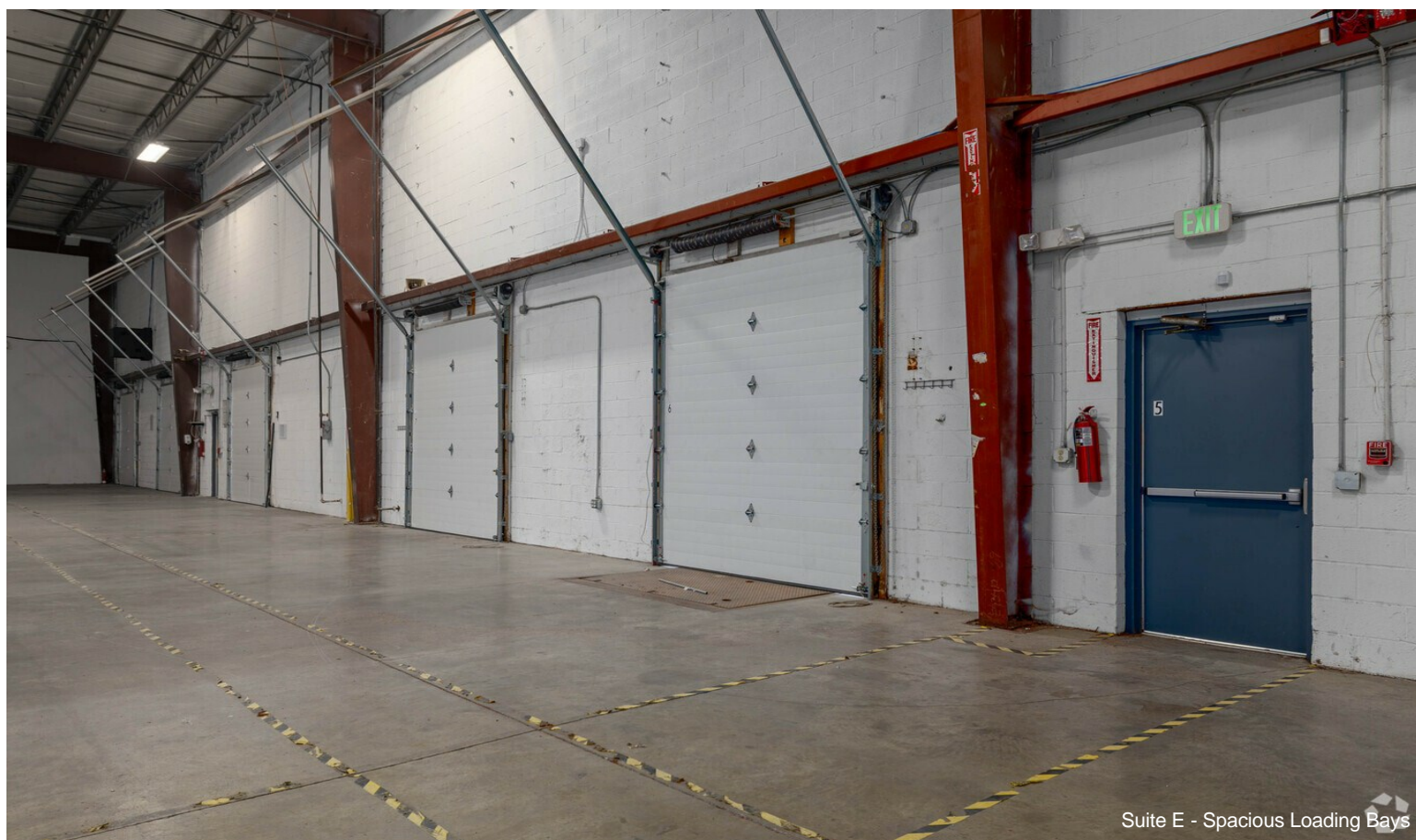


Suite E - Warehouse Office

# Property Photos

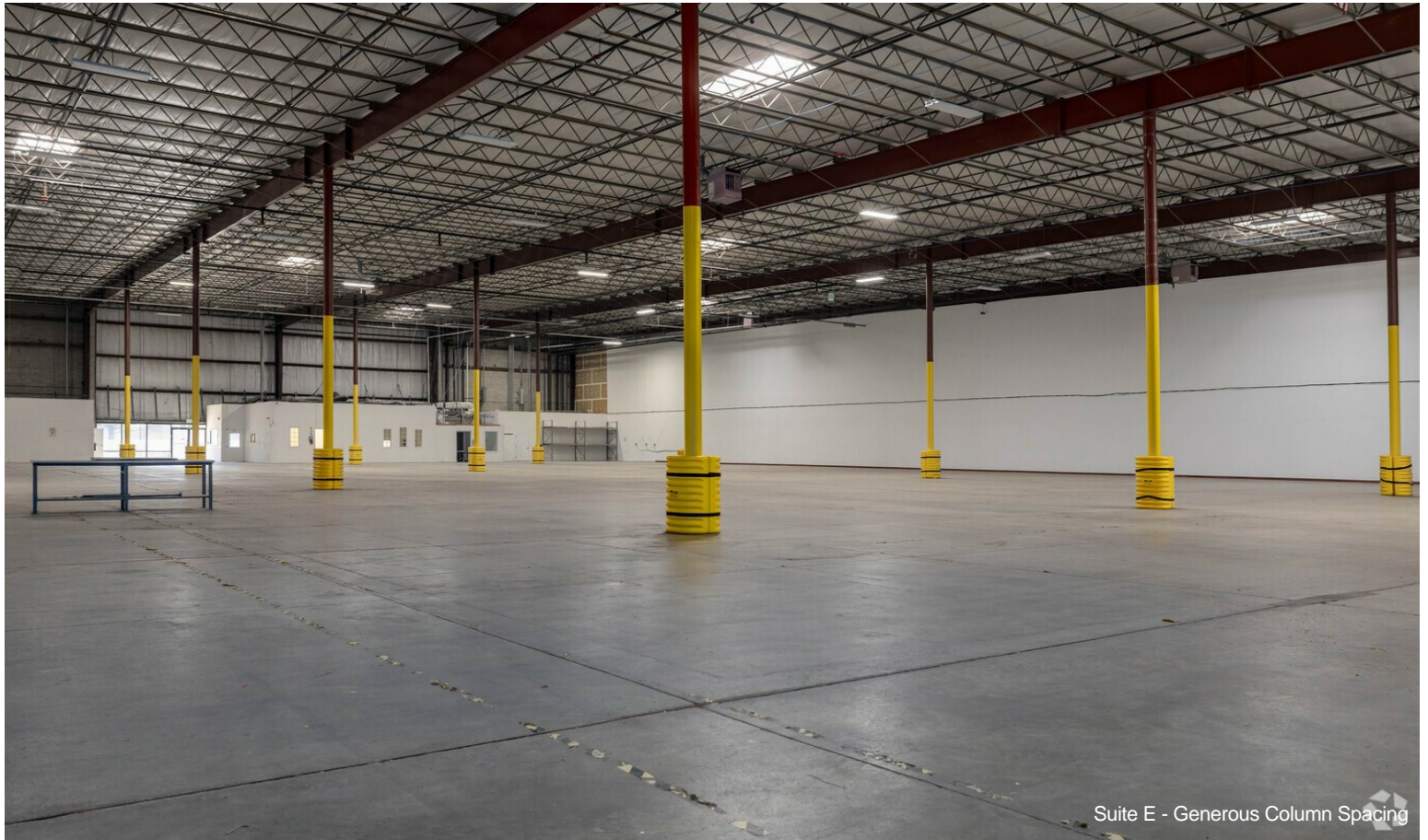


Suite E - Ample Room for Vertical Storage

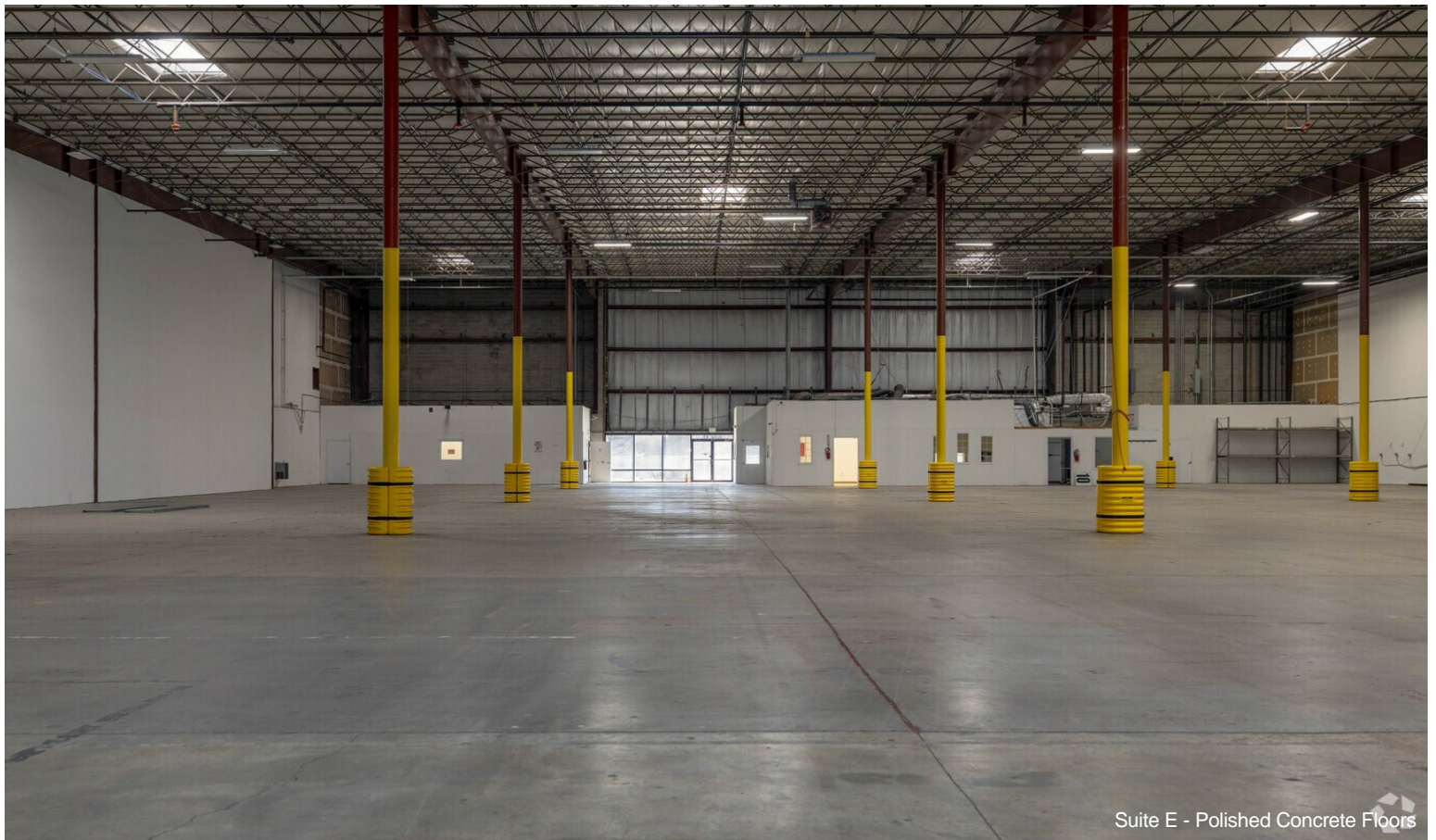


Suite E - Spacious Loading Bays

# Property Photos

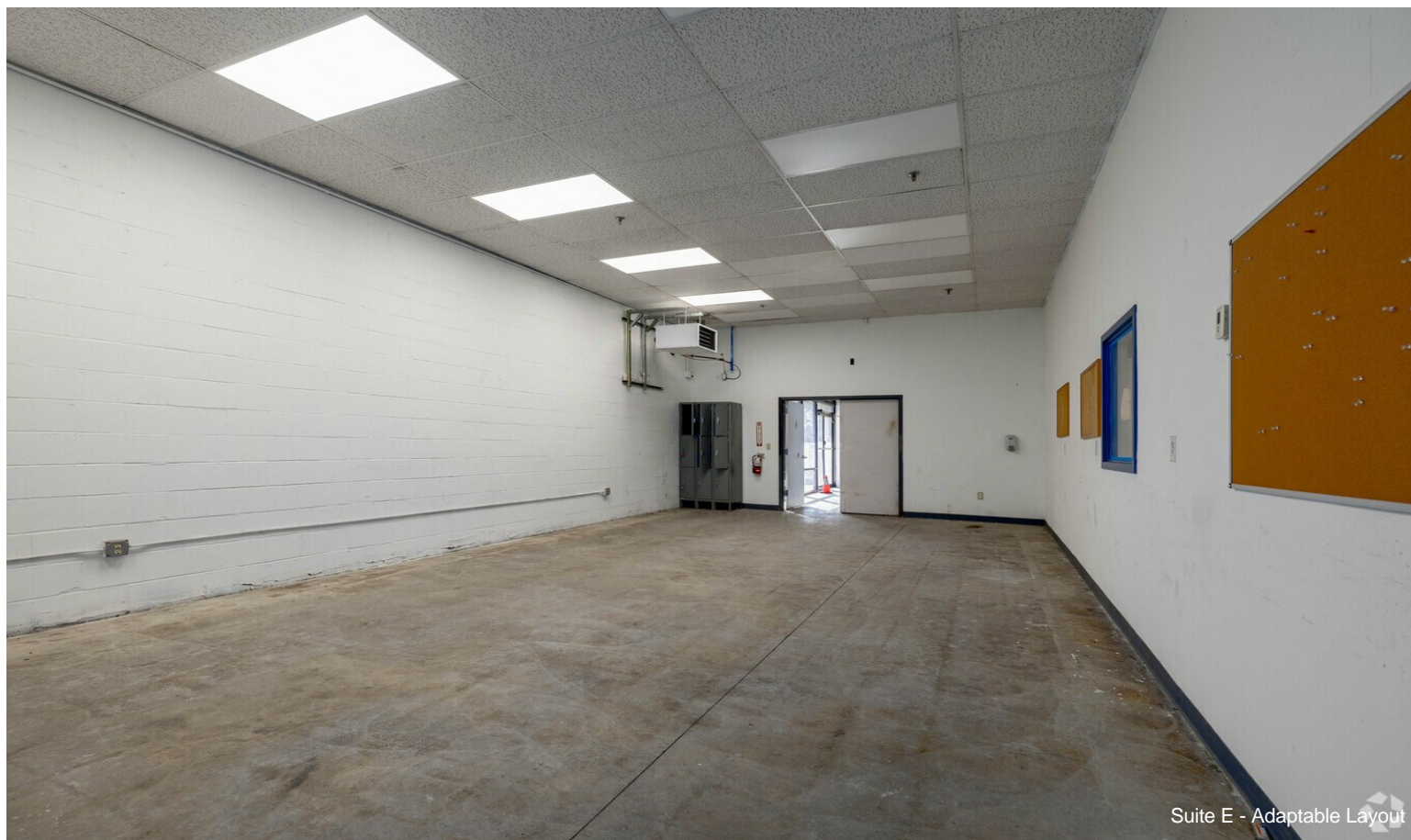


Suite E - Generous Column Spacing



Suite E - Polished Concrete Floors

# Property Photos



# Property Photos



Sizable Truck Court



Commanding Position in the Baltimore-Washington Area