



FOR LEASE

# 5,264 SF ± ON 2.9 ± AC OUTDOOR STORAGE

8548 & 8576 OLD DORSEY RUN ROAD | JESSUP, MD, 20794



**POTENTIAL  
EXPANSION  
2.20 ± AC**



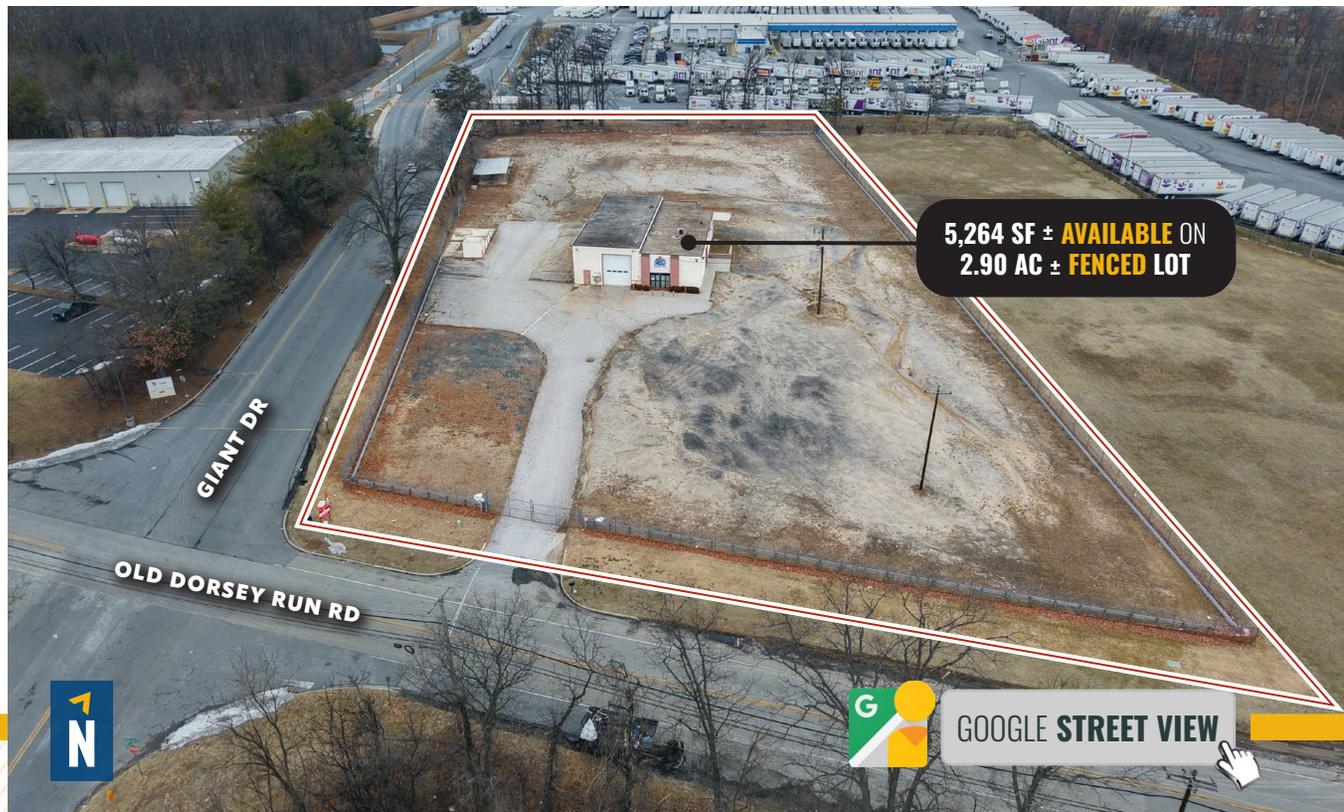
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# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Fully fenced / gated outdoor storage
- Existing 5,264 SF industrial building
- Four drive-in doors
- M-2 Zoning
- Excellent location in the Baltimore-Washington Corridor
- Proximity to I-95, I-295, Rt. 32, Rt 1



BUILDING SIZE:	5,264 SF ±
LOT SIZE:	2.90 ACRES ± TOTAL
DRIVE-INS:	FOUR (4)
ZONING:	M-2

# AERIAL



 DRIVE-IN

2.20 AC ± **POTENTIAL**  
EXPANSION



OLD DORSEY RUN RD

GIANT DR

DORSEY RUN RD



# LOCAL BIRDSEYE



**MAXIM**  
CRANE WORKS

**RIO**  
CONTRACTORS, INC.

**AbrahamLinc**

**RIVERS**  
CONCRETE & CRANE

**L&W**  
SUPPLY

**F** FABRICATION  
EVENTS

**RASPER**  
ENERGY & TRANSMISSIONS

**IRON**  
MOUNTAIN

**Giant**

**GIANT DR**

**OLD DORSEY RUN RD**

**DORSEY RUN RD**



# TRADE AREA

## DRIVING DISTANCE TO:

**32** 0.7 MILES  
2 MIN. DRIVE

**1** 1.4 MILES  
3 MIN. DRIVE

**295** 2.4 MILES  
5 MIN. DRIVE

**BWI** BALTIMORE WASHINGTON INTERNATIONAL  
Thurgood Marshall AIRPORT  
10.2 MILES  
15 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
18.4 MILES  
20 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

**BALTIMORE, MD** 19.3 MILES  
26 MIN.

**WASHINGTON, DC** 24.4 MILES  
40 MIN.

**PHILADELPHIA, PA** 121.0 MILES  
2 HRS. 0 MIN.

**RICHMOND, VA** 139.0 MILES  
2 HRS. 16 MIN.



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