



FOR LEASE

5,264 SF ± ON 2.9 ± AC OUTDOOR STORAGE

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



**POTENTIAL
EXPANSION
3.15 ± AC**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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



3.15 AC ± **POTENTIAL**
EXPANSION

OLD DORSEY RUN RD

GIANT DR

DORSEY RUN RD



LOCAL BIRDSEYE



L&W
SUPPLY

F
FABRICATION
EVENTS

WASPER
ENERGY TRANSMISSIONS

IRON
MOUNTAIN

Giant

AbrahamLinc

MAXIM
CRANE WORKS

RIVERS
CONCRETE & CRANE

RIO
CONTRACTORS, INC.

OLD DORSEY RUN RD

GIANT DR

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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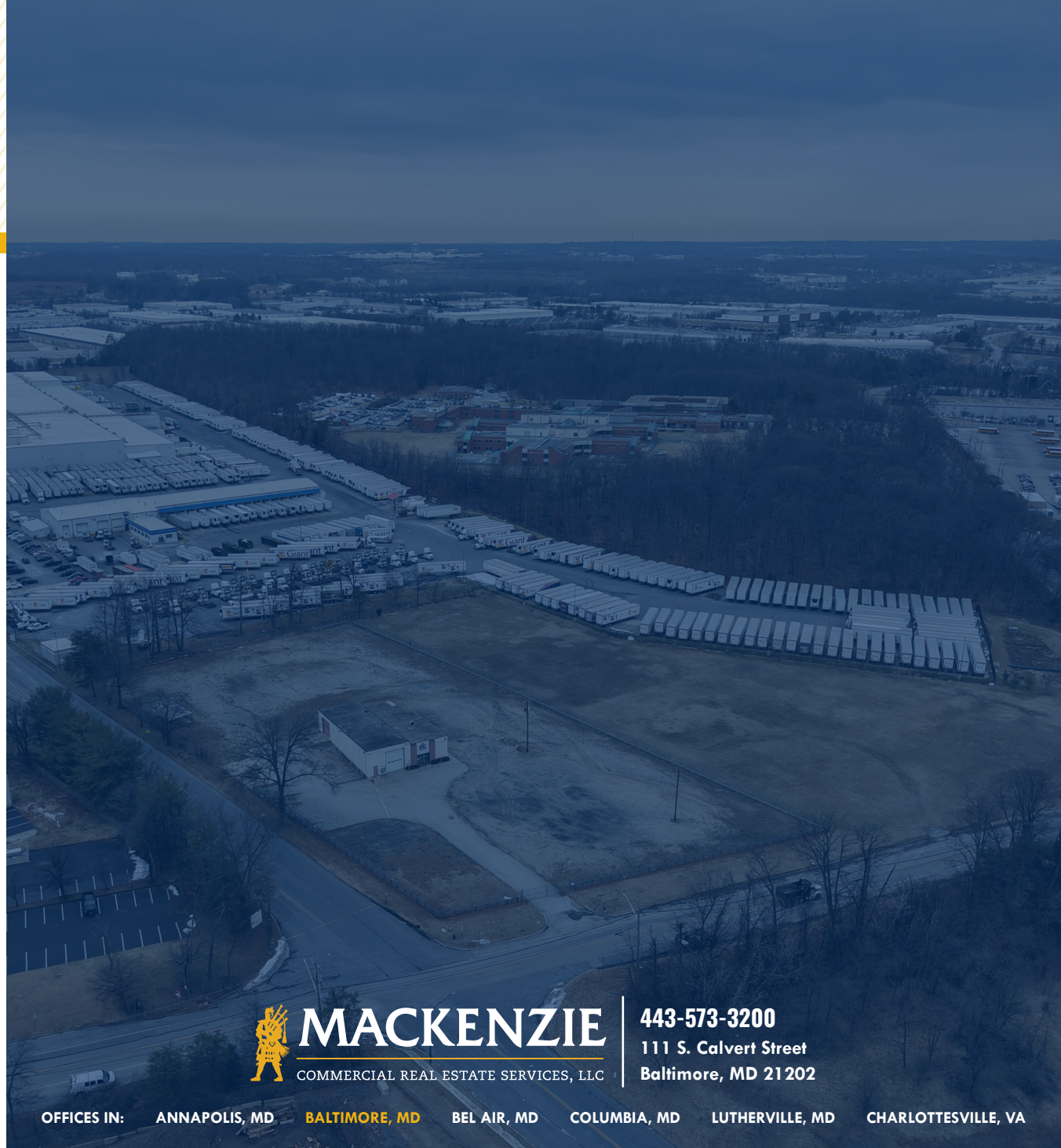


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