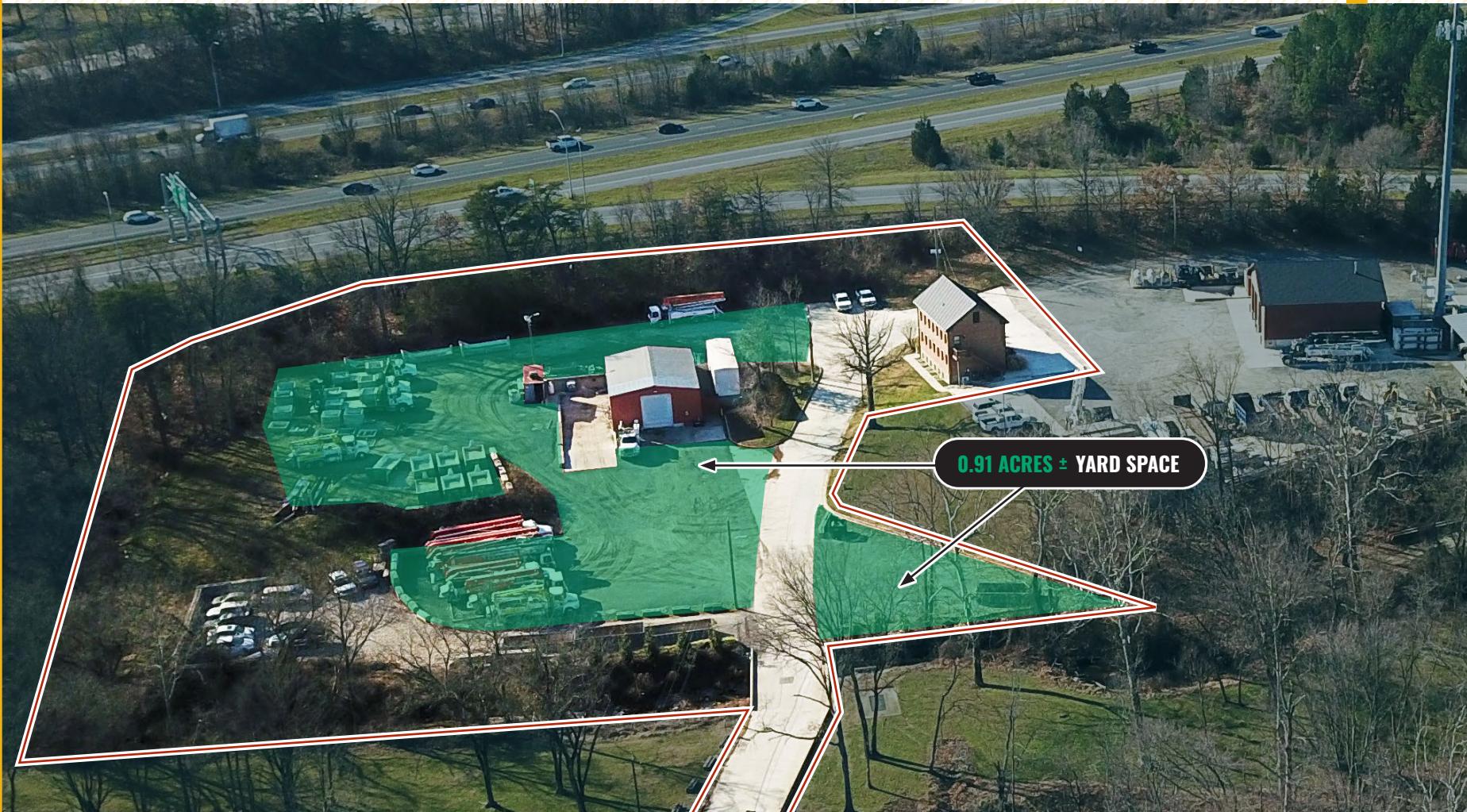




FOR LEASE

SERVICE WAREHOUSE WITH YARD SPACE

10480 GUILFORD ROAD | JESSUP, MARYLAND 20794



PROPERTY OVERVIEW

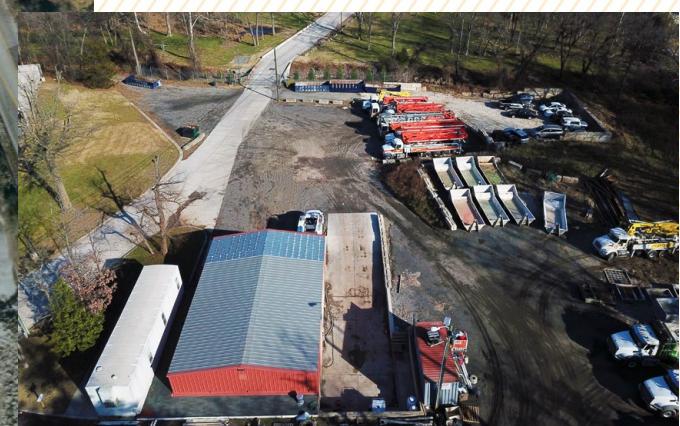
HIGHLIGHTS:

- 1,800 SF \pm Warehouse Building
- 3,000 SF \pm Office Building (3 Stories)
- 0.91 acres \pm of yard space
- 400 SF \pm trailer
- Easy access to Route 32, Route 1, I-95, I-295
- Close proximity to BWI Airport and the Port of Baltimore

WAREHOUSE:	1,800 SF \pm
OFFICE:	3,000 SF \pm (3 STORIES)
YARD SPACE:	0.91 ACRES \pm
DRIVE-INS:	1
ZONING:	M-2 (MANUFACTURING: HEAVY DIST.)
RENTAL RATE:	NEGOTIABLE



AERIAL



LOCAL BIRDSEYE



TRADE AREA

DRIVING DISTANCE TO:



0.6 MILES
3 MIN. DRIVE



1.1 MILES
4 MIN. DRIVE



2.5 MILES
5 MIN. DRIVE



11.6 MILES
13 MIN. DRIVE



18.7 MILES
18 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD

19.8 MILES
25 MIN.

WASHINGTON, DC

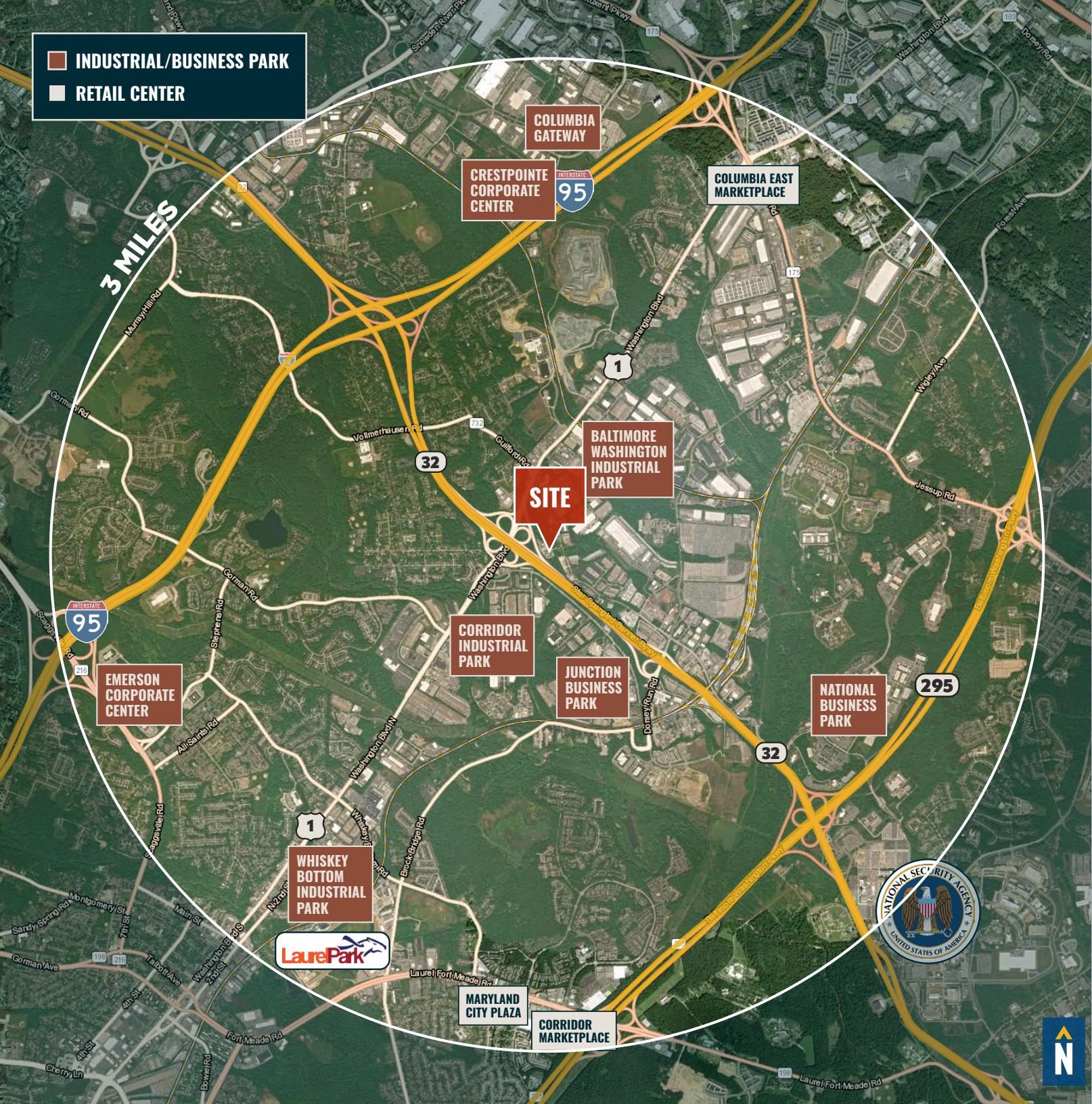
24.9 MILES
40 MIN.

PHILADELPHIA, PA

121.0 MILES
2 HRS. 5 MIN.

RICHMOND, VA

139.0 MILES
2 HRS. 10 MIN.



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