

**FOR SALE**

**100% Triple-Net Leased  
Small-Bay Warehouse Condo**

Baltimore Washington Industrial Park  
Jessup, Maryland



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# INVESTMENT SUMMARY

<b>Address:</b>	8280 Patuxent Range Road, Suite F, Jessup, MD 20794
<b>Sale Price:</b>	\$3,790,000
<b>Cap Rate:</b>	5.5%
<b>Tenant:</b>	Products Support, Inc.
<b>Rentable Sq.Ft.:</b>	16,686+/- sf (End-Unit)
<b>Term / Escalations:</b>	7 Years / 3% annually
<b>Year Built / Renov.:</b>	1979 / 2013
<b>Loading:</b>	5 loading doors (3 dock-high and 2 drive-ins)
<b>Zoning:</b>	M-2 (Manufacturing, Heavy)
<b>Exterior Const.:</b>	Concrete panels



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# PROPERTY OVERVIEW

## SUITE F

<b>Rentable Sq.Ft.:</b>	16,686+/- sf (End-Unit)
<b>Office Finish:</b>	25%+/-
<b>Clear Height:</b>	16'
<b>Columns:</b>	40'w x 30'd
<b>Power:</b>	250 amps on 277/480 volt, three-phase, four wire
<b>Heating &amp; Cooling:</b>	Fully conditioned warehouse and office (gas heat in WH)
<b>Loading:</b>	5 loading doors (3 dock-high and 2 drive-ins)
<b>Lighting:</b>	LED in warehouse
<b>Parking:</b>	1.9/1,000 sq.ft.

