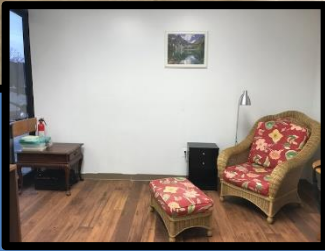
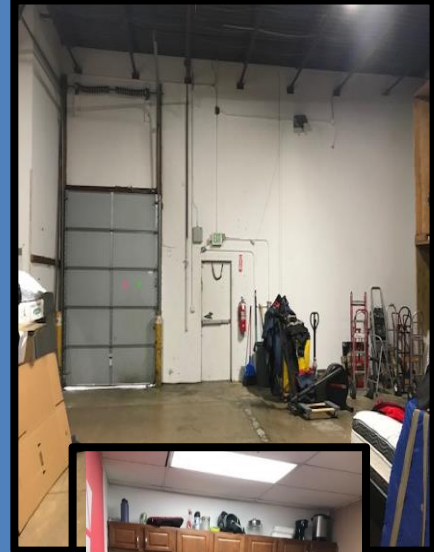
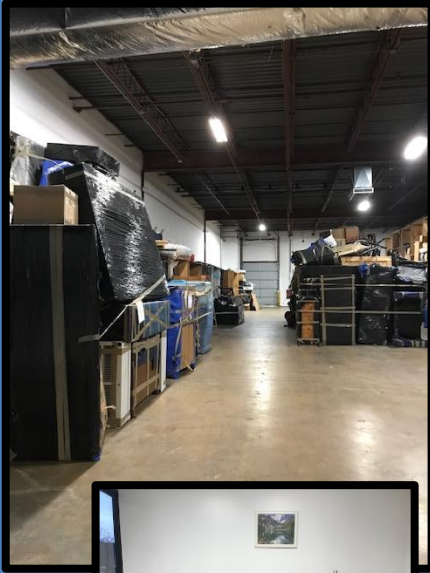


# INDUSTRIAL FOR SALE

## OFFICE/WAREHOUSE CONDO

8280 Patuxent Range Rd, Jessup, Howard County MD 20794



### BUILDING FEATURES

- Zoning: M-2 (Manufacturing, Heavy)
- Building Size: 59,436± SF total
- Built: 1979, renovated 2013
- Exterior Construction: Masonry
- Ceiling Height: Warehouse – 16'
- Truck Court: Paved rear lot; approximately 93' to 98' depth
- Parking: approx. 115 cars (approx. 1.9/1,000 sf ratio) (excludes 14 loading spaces)
- Utilities: 4" sewer; 6" water (public)
- Power: 277/480 volt, three phase, four wire, 200 to 400 amps per suite
- Heating: Gas
- Cooling: Entire Building
- Upgraded lighting in warehouse

Suite A-1: 5,482 sq. ft. end-unit with loading dock, 5 offices kitchen and separate men's & women's restrooms.

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