



# 121K SF ± INDUSTRIAL BUILDING

7510 MONTEVIDEO ROAD | JESSUP, MARYLAND 20794

FOR  
SALE/  
LEASE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 121,211 SF  $\pm$  total warehouse/office available
  - » 51,000 SF  $\pm$  warehouse space with 3 docks and 2.2 acres  $\pm$  of outdoor storage
  - » 70,211 SF  $\pm$  warehouse space with office entry, 6 docks and 2 oversized drive-ins
- Updated office space with glass entry
- Excess land for outdoor storage/trailer parking
- 9 dock high loading doors; 2 oversized drive-ins
- Heavy power - 5,000+ amps
- Easy access to I-95, I-295, I-695, I-97 and Routes 32 and 100
- Close proximity to BWI Airport and the Port of Baltimore

AVAILABLE:

121,211 SF  $\pm$

LOT SIZE:

10.04 ACRES  $\pm$

CLEAR HEIGHT:

18'-21'  $\pm$

DOCKS:

9 (FRONT LOADED)

DRIVE-INS:

2 (OVERSIZED)

ZONING:

M-2 (MANUFACTURING: HEAVY DIST.)



## MAKE READY IMPROVEMENTS:

- White Boxed Warehouse
- New LED Lighting in Warehouse/Office
- Parking/Outdoor Storage areas paved



# AERIAL OVERVIEW

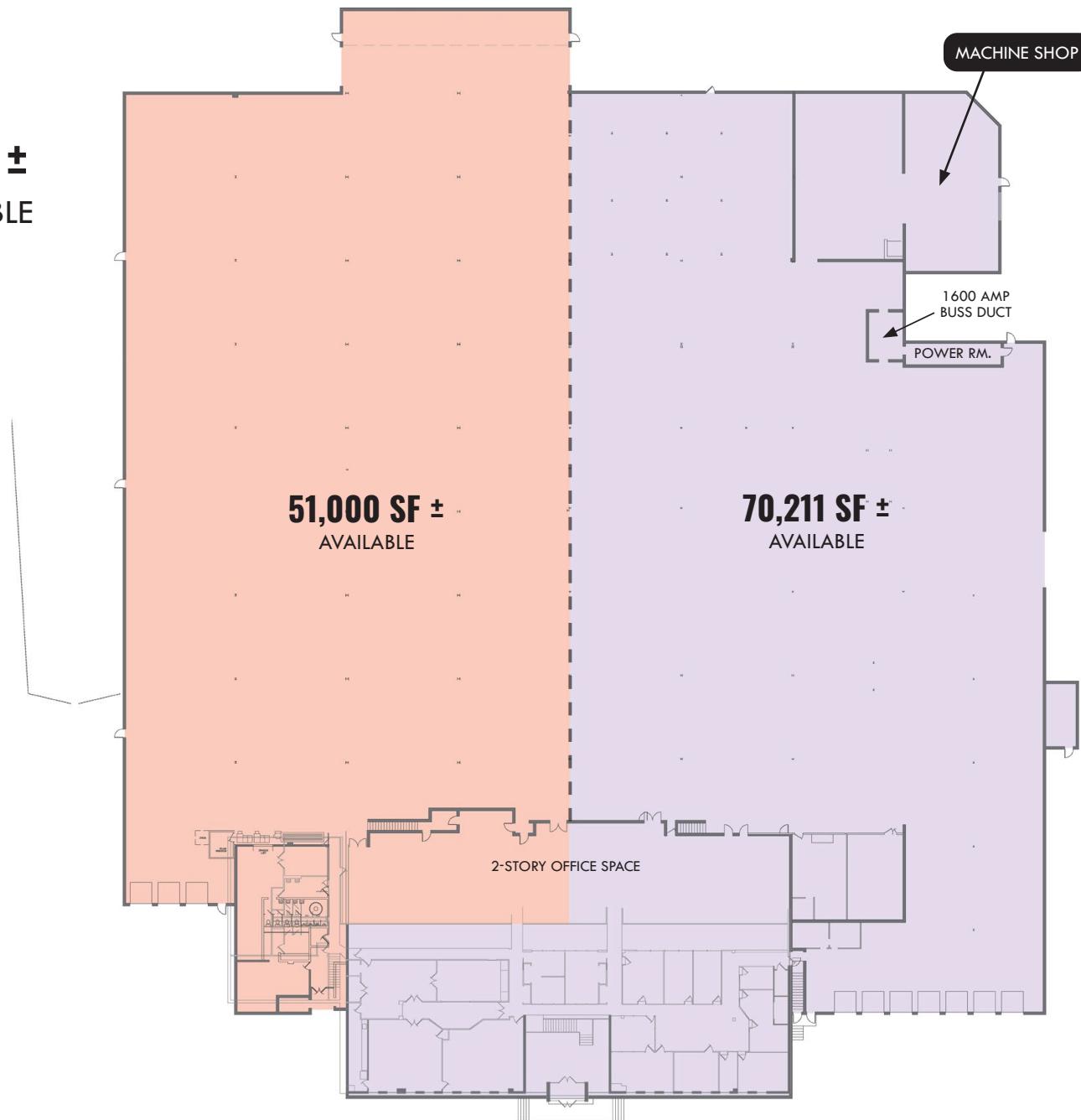


# SITE PLAN



# FLOOR PLAN

**121,211 SF  $\pm$**   
TOTAL AVAILABLE



# LOCAL BIRDSEYE



# TRADE AREA

## DRIVING DISTANCE TO:



0.8 MILES  
3 MIN. DRIVE



1.8 MILES  
5 MIN. DRIVE



27 MILES  
6 MIN. DRIVE



7.5 MILES  
11 MIN. DRIVE



14.2 MILES  
16 MIN. DRIVE  
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD

15.4 MILES  
23 MIN.

WASHINGTON, DC

27.0 MILES  
50 MIN.

PHILADELPHIA, PA

116.0 MILES  
1 HR. 55 MIN.

RICHMOND, VA

141.0 MILES  
2 HRS. 15 MIN.

■ INDUSTRIAL/BUSINESS PARK  
■ RETAIL CENTER



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