121K SF ± INDUSTRIAL BUILDING

7510 MONTEVIDEO ROAD | JESSUP, MARYLAND 20794

FOR **SALE/ LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 121,211 SF ± total warehouse/office available
  - » 51,000 SF ± warehouse space with 3 docks and 2.2 acres ± of outdoor storage
  - » 70,211 SF ± 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
- Located in an Opportunity Zone

AVAILABLE:	121,211 SF ±
LOT SIZE:	10.04 ACRES ±
CLEAR HEIGHT:	18'-21' ±
DOCKS:	9 (FRONT LOADED)
DRIVE-INS:	2 (OVERSIZED)
ZONING:	M-2 (MANUFACTURING: HEAVY DIST.)
RENTAL RATE:	**$11.75 PSF, NNN**



MAKE READY IMPROVEMENTS:

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



AERIAL OVERVIEW

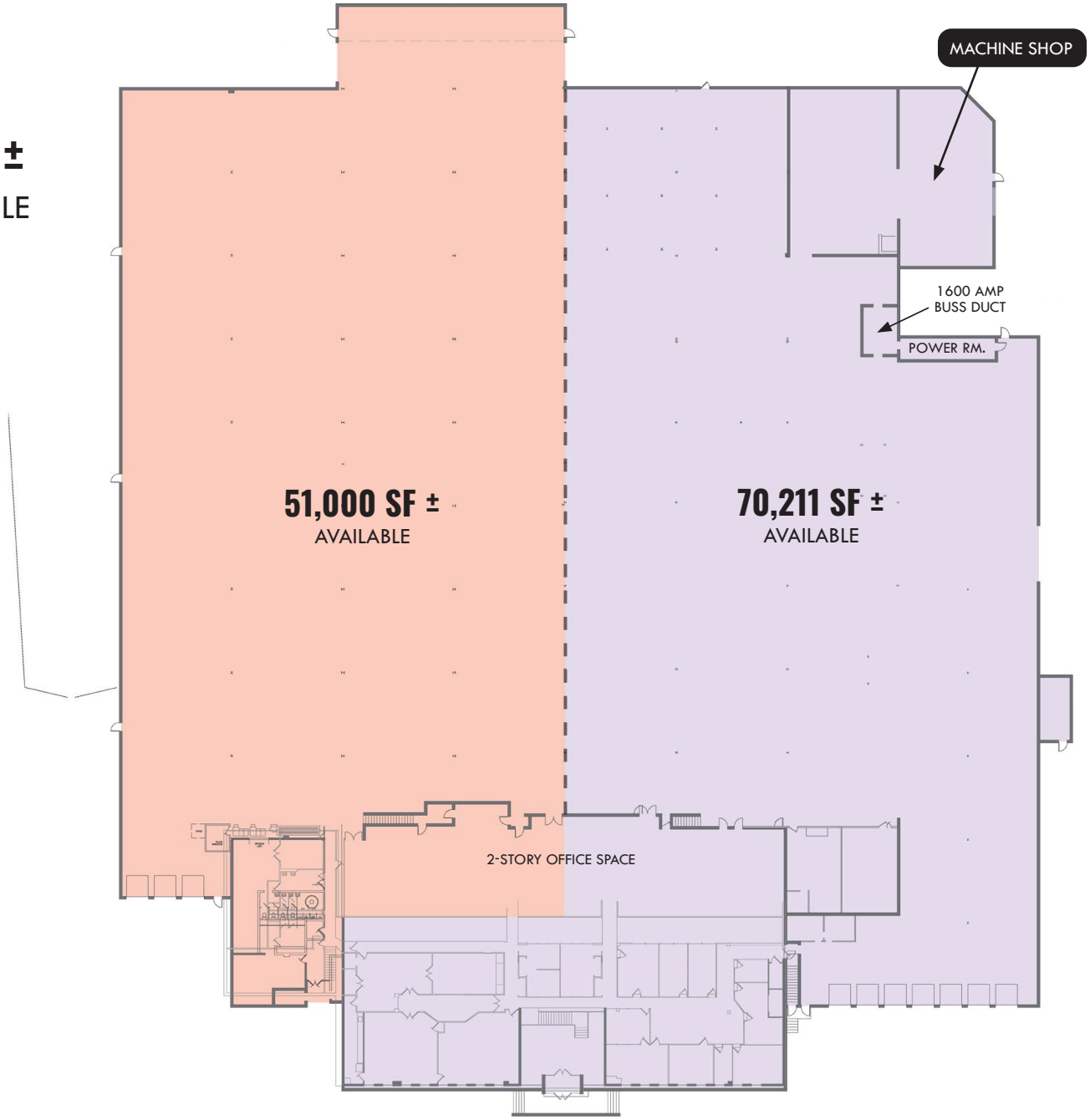


SITE **PLAN**


LEASE SCENARIO 'A':
51,000 SF ± WAREHOUSE W/ 2.2 ACRES ± OF IOS
LEASE SCENARIO 'B':
70,211 SF ± WAREHOUSE W/ OFFICE & PARKING
QUONSET HUT X2
14' w x 16' h
14' w x 21' h
DRIVE INS
12' w x 12' h
DRIVE IN
51,000 SF ±
AVAILABLE
16' w x 16' h
DRIVE IN
OUTDOOR
STORAGE/PARKING:
2.2 AC ± TOTAL
70,211 SF ±
AVAILABLE
DOCKS x3
14' w x 12' h
DOCKS x6
All Other Docks 8' w x 10' h
2 STORY OFFICE
PARKING
DORSEY RUN RD
MONTEVIDEO RD

FLOOR **PLAN**

121,211 SF ±
TOTAL AVAILABLE



LOCAL **BIRDSEYE**



TRADE AREA

DRIVING DISTANCE TO:

- 1: 0.8 MILES — **3 MIN. DRIVE**
- INTERSTATE 95: 1.8 MILES — **5 MIN. DRIVE**
- 295: 27 MILES — **6 MIN. DRIVE**

- BWI Baltimore/Washington International Thurgood Marshall Airport: 7.5 MILES — **11 MIN. DRIVE**
- Port of Baltimore 1706 Helen Delich Bentley: 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.**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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