



FOR **LEASE**

SERVICE WAREHOUSE WITH YARD SPACE

10480 GUILFORD ROAD | JESSUP, MARYLAND 20794



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

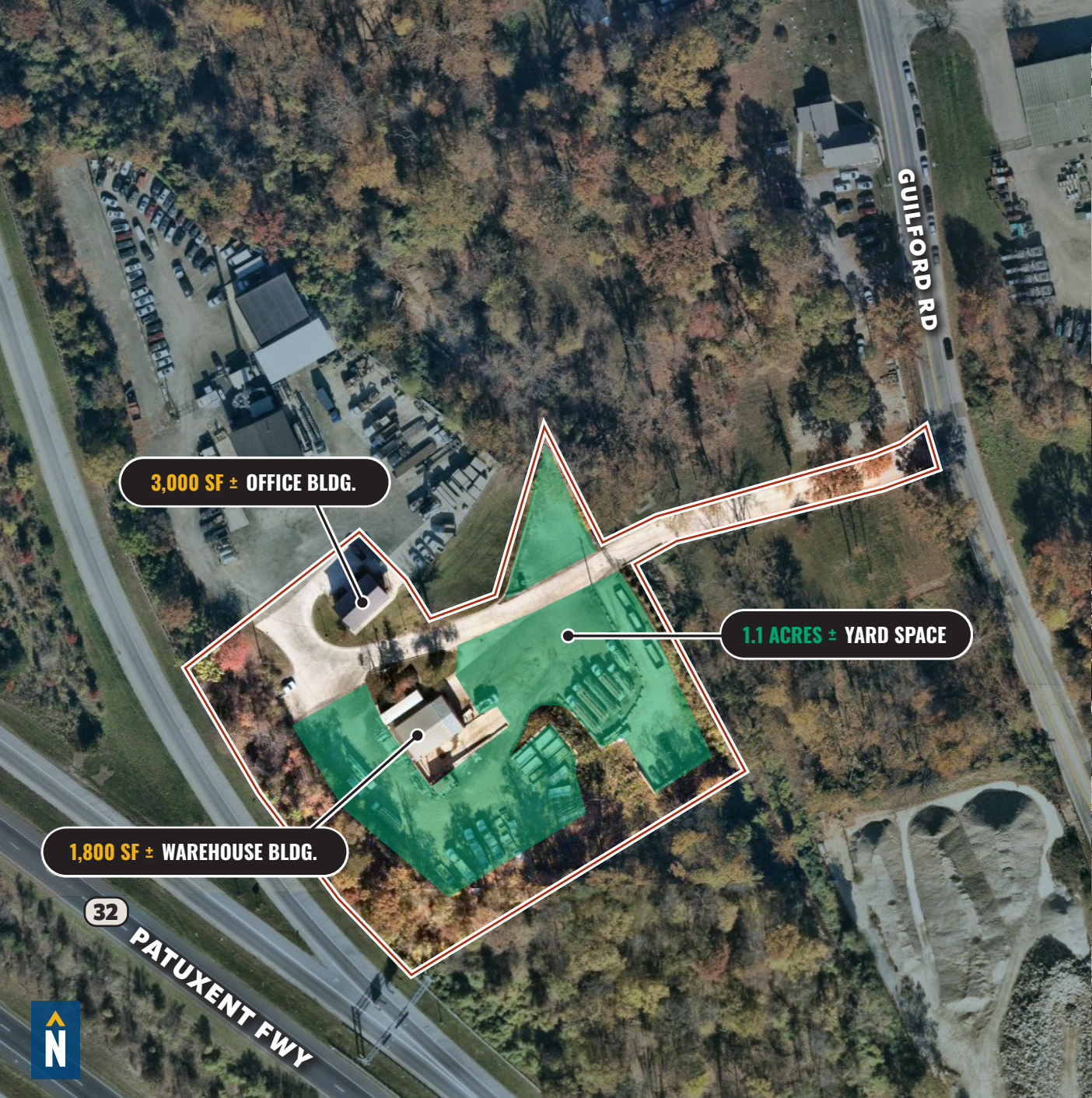
HIGHLIGHTS:

- 1,800 SF ± Warehouse Building
- 3,000 SF ± Office Building (3 Stories)
- 1.1 acres ± of yard space
- 400 SF ± 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 ±
OFFICE:	3,000 SF ± (3 STORIES)
YARD SPACE:	1.1 ACRES ±
DRIVE-INS:	1
ZONING:	M-2 (MANUFACTURING: HEAVY DIST.)
RENTAL RATE:	NEGOTIABLE



AERIAL



LOCAL BIRDSEYE



WASHINGTON BLVD



GUILFORD RD

32



TRADE AREA

DRIVING DISTANCE TO:

1 0.6 MILES
3 MIN. DRIVE

32 1.1 MILES
4 MIN. DRIVE

95 2.5 MILES
5 MIN. DRIVE

BWI BALTIMORE WASHINGTON INTERNATIONAL AIRPORT
11.6 MILES
13 MIN. DRIVE

PORT OF BALTIMORE
1706
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.



FOR MORE INFO **CONTACT:**



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