



121K SF INDUSTRIAL BUILDING

7510 MONTEVIDEO ROAD | JESSUP, MARYLAND 20794

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 121,211 SF warehouse (includes updated office space with glass entry)
- Excess land for outdoor storage/trailer parking
- 9 dock high loading doors; 4 oversized drive-ins
- Extremely heavy power
- 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 ±
LOT SIZE:	10.04 ACRES ±
CLEAR HEIGHT:	18'-21' ±
DOCKS:	9 (FRONT LOADED)
DRIVE-INS:	4 (OVERSIZED)
ZONING:	M-2 (MANUFACTURING: HEAVY DIST.)



MAKE READY IMPROVEMENTS:

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



GOOGLE STREET VIEW

AERIAL



9.6 AC ±

MONTEVIDEO RD

.34 AC ±

.09 AC ±

DORSEY RUN RD



SITE PLAN



QUONSET HUT X2

14' w x 16' h

14' w x 21' h

DRIVE INS

12' w x 12' h

OUTDOOR STORAGE/PARKING

121,211 SF ±

DRIVE IN

16' w x 16' h

DRIVE IN

14' w x 12' h

All Other Docks 8' w x 10' h

DOCKS x3

2 STORY OFFICE

DOCKS x6

OUTDOOR STORAGE/PARKING

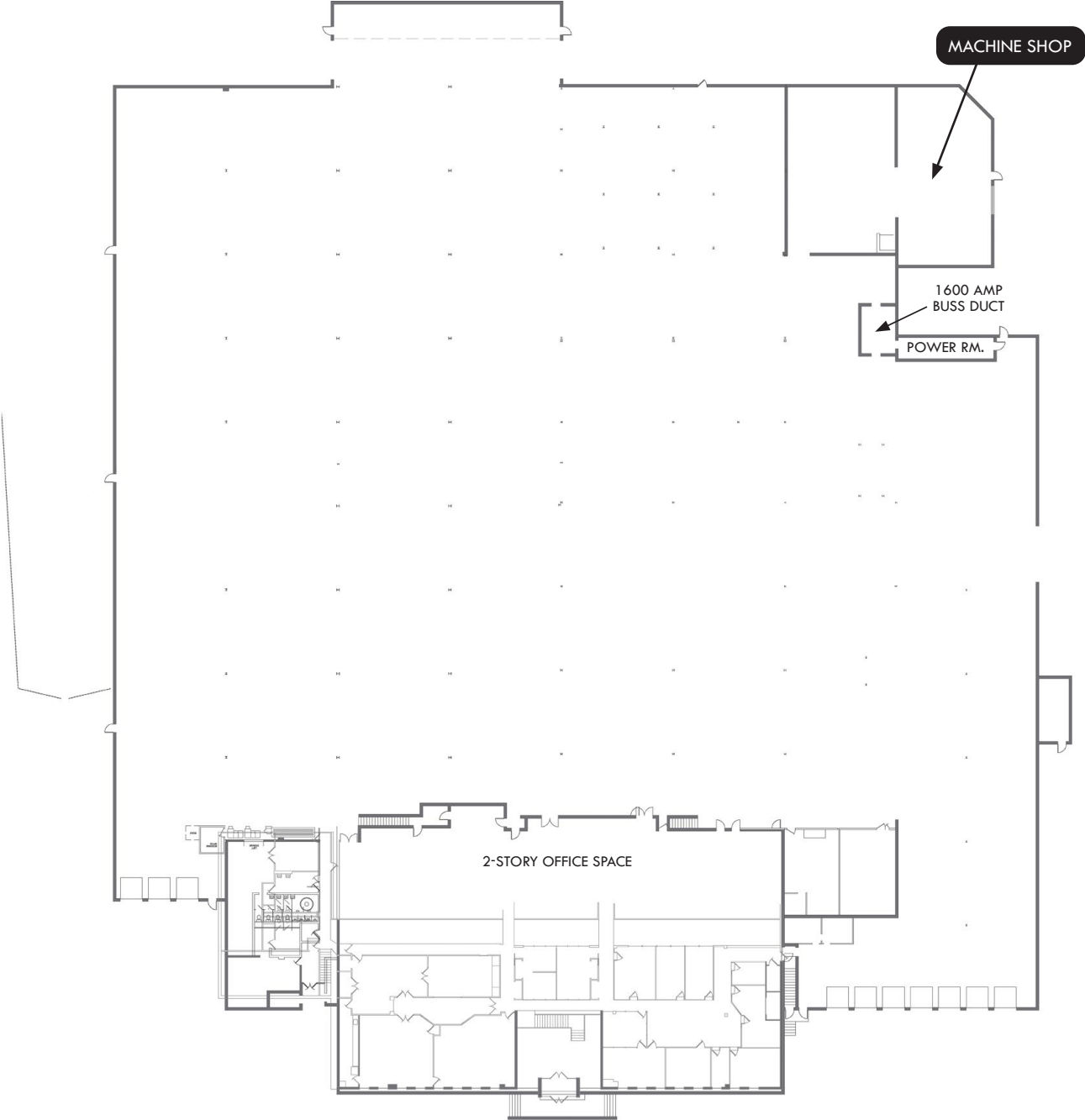
PARKING

DORSEY RUN RD

MONTEVIDEO RD



FLOOR PLAN



LOCAL BIRDSEYE

Domino
SUGAR

PATUXENT INSTITUTION

TECTA AMERICA

SOCCERDOME

SUNBELT
RENTALS

DORSEY RUN RD

MONTEVIDEO RD



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 AIRPORT
7.5 MILES
11 MIN. DRIVE

PORT OF BALTIMORE
1706
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.



FOR MORE INFO **CONTACT:**



MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@mackenziecommercial.com



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

443-573-3200

111 S. Calvert Street
Baltimore, MD 21202

OFFICES IN: ANNAPOLIS, MD **BALTIMORE, MD** BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.