



INDUSTRIAL PROPERTY

8402 WASHINGTON BOULEVARD | JESSUP, MARYLAND 20794

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 23,000 SF ± building on 1.44 acres ±
- Heavy power
- Excellent visibility (28,890 cars/day on Route 1/ Washington Boulevard)
- Dock and drive-in loading
- Easy access to I-95 and I-295, as well as Routes 1, 32, 175 and 100

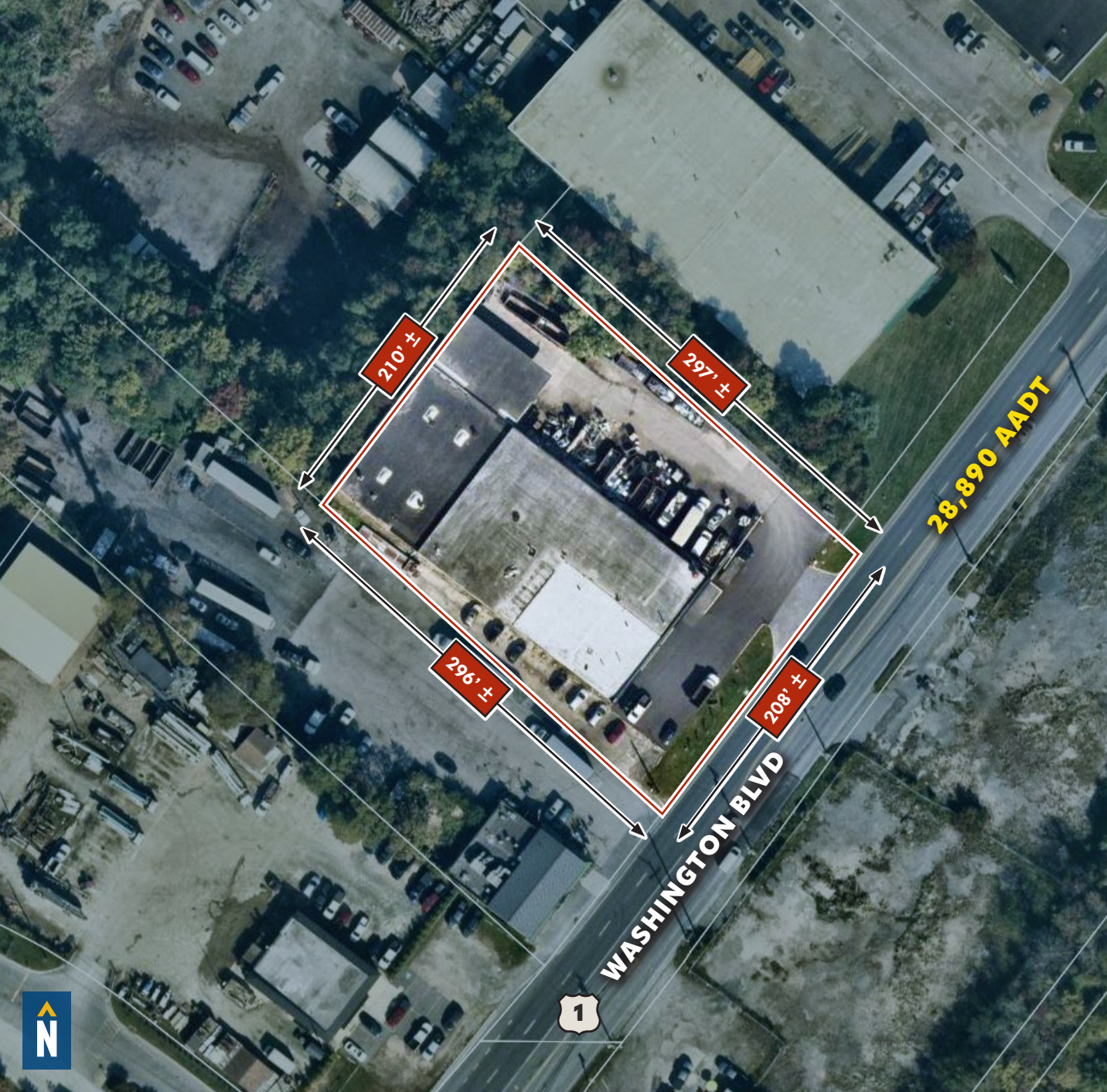
AVAILABLE:	23,000 SF ±
LOT SIZE:	1.44 ACRES ±
CLEAR HEIGHT:	16' ±
DOCKS:	3
DRIVE-INS:	1 (10' W x 12' H)
ZONING:	CE-CLI (CORRIDOR EMPLOYMENT DIST.) [CONTINUING LIGHT INDUSTRIAL OVERLAY]



GOOGLE STREET VIEW



AERIAL



LOCAL BIRDSEYE



Savage Stone LLC
Since 1980

LANCASTER

pepsi Domino
Walmart TJ-maxx

Lineage

1

LifeStorage

CRW
DATA

BEST LINE
EQUIPMENT

UNITED REFRIGERATION INC.

MARYLAND TRUCK TIRE SERVICE

NORTHEASTERN
SUPPLY

SITE

CENTIMARK

WASHINGTON BLVD
28,890 AADT

1

ANDREWS
Equipment Company, Inc.



TRADE AREA

DRIVING DISTANCE TO:

32 1.1 MILES
2 MIN. DRIVE

INTERSTATE 95 2.5 MILES
3 MIN. DRIVE

295 4.1 MILES
5 MIN. DRIVE

BWI BALTIMORE WASHINGTON INTERNATIONAL THUNDERBOLT AIRPORT
11.6 MILES
13 MIN. DRIVE

PORT OF BALTIMORE
1706
Helen Delich Bentley
14.9 MILES
16 MIN. DRIVE
(FAIRFIELD MARINE TERMINAL)

BALTIMORE, MD 15.8 MILES
20 MIN.

WASHINGTON, DC 26.0 MILES
40 MIN.

PHILADELPHIA, PA 117.0 MILES
1 HR. 50 MIN.

RICHMOND, VA 140.0 MILES
2 HRS. 20 MIN.



FOR MORE INFO **CONTACT:**



ANDREW MEEDER, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4881

AMEEDER@mackenziecommercial.com

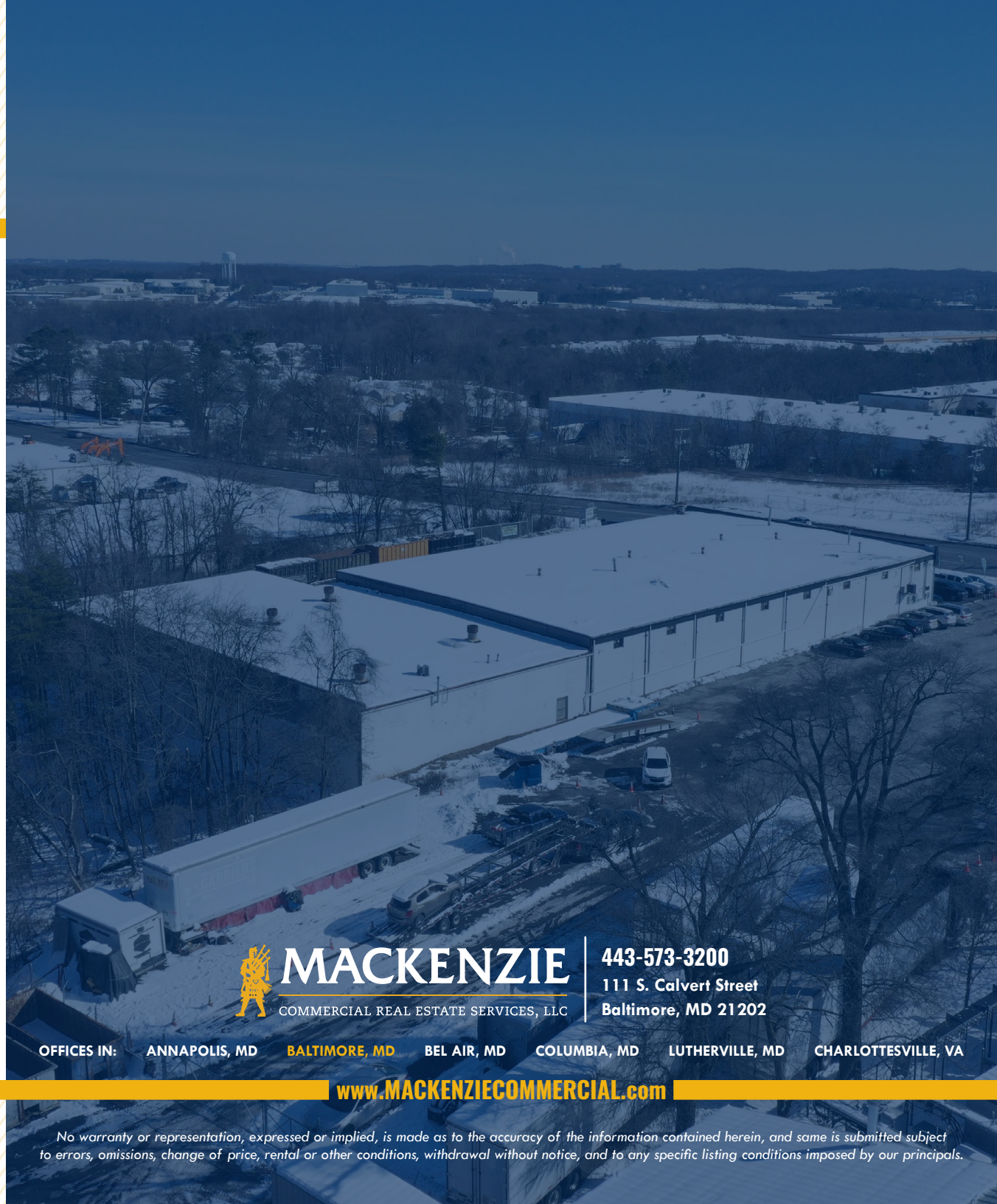


MATTHEW CURRAN, SIOR

SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3203

MCURRAN@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.