

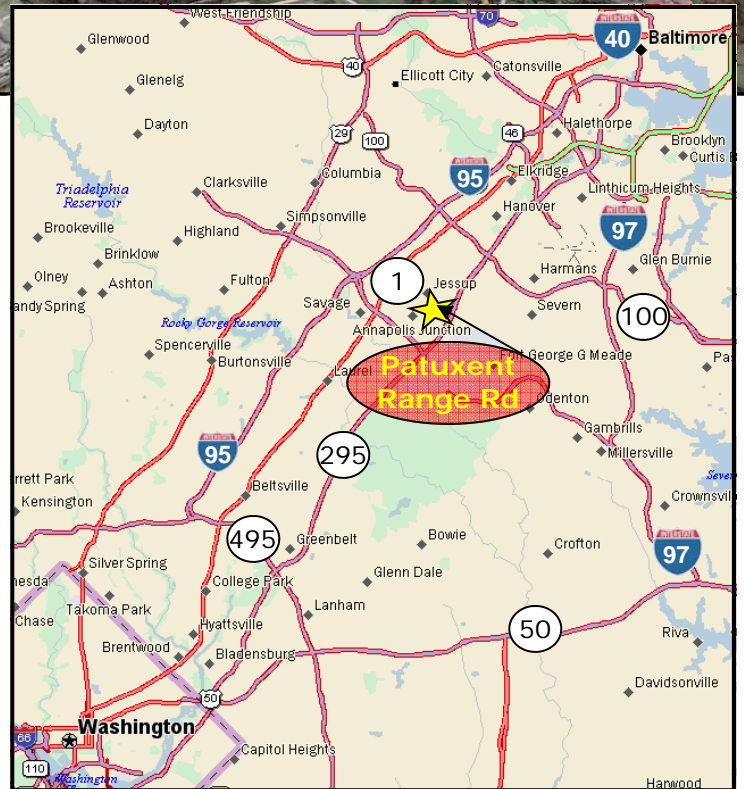
8235 PATUXENT RANGE ROAD
BALTIMORE- WASHINGTON INDUSTRIAL PARK
JESSUP, MD 20794

FOR LEASE/ SALE
CLASS- A WAREHOUSE
REDEVELOPMENT



Location

- Route 32 • 1 Mile
- I-95 • 2.5 Miles
- B-W Parkway (I- 295) • 2 Miles
- Baltimore Beltway (I-695) • 12 Miles
- Washington Beltway (I-495) • 14 Miles
- BWI Airport • 10 Miles
- Port of Baltimore • 17 Miles



For More Information, Contact:

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**8235 PATUXENT RANGE ROAD
BALTIMORE- WASHINGTON INDUSTRIAL PARK
JESSUP, MD 20794**

**FOR LEASE/ SALE
CLASS- A WAREHOUSE
REDEVELOPMENT**

- Up to 300,000 SF Class-A new construction for delivery 2011 (Divisible)
- Concrete Tilt-up Construction
- Active CSX Rail service on 14.5 acre fenced property
- Zoned M-2 (Heavy Industrial)
- 32' clear warehouse
- Cross-dock layout
- Dock and Drive-in loading
- Minimum 40 x 40 column spacing
- Outside storage and trailer Parking
- Office space built-to-suit
- Ample Car Parking
- Gas Heat and ESFR Sprinkler System
- Metal Halide lighting in warehouse
- 3- Phase 480- volt electrical service
- Centrally located in the largest industrial park in the Balto. / Washington corridor near I-95



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