



Colliers

Accelerating success.

# For Lease

8588 Old Dorsey Run Rd,  
Jessup, MD 20794

Industrial Service Facility with  
Office and Outdoor Storage



**FOR LEASE** | 8588 Old Dorsey Run Rd

# Property Overview

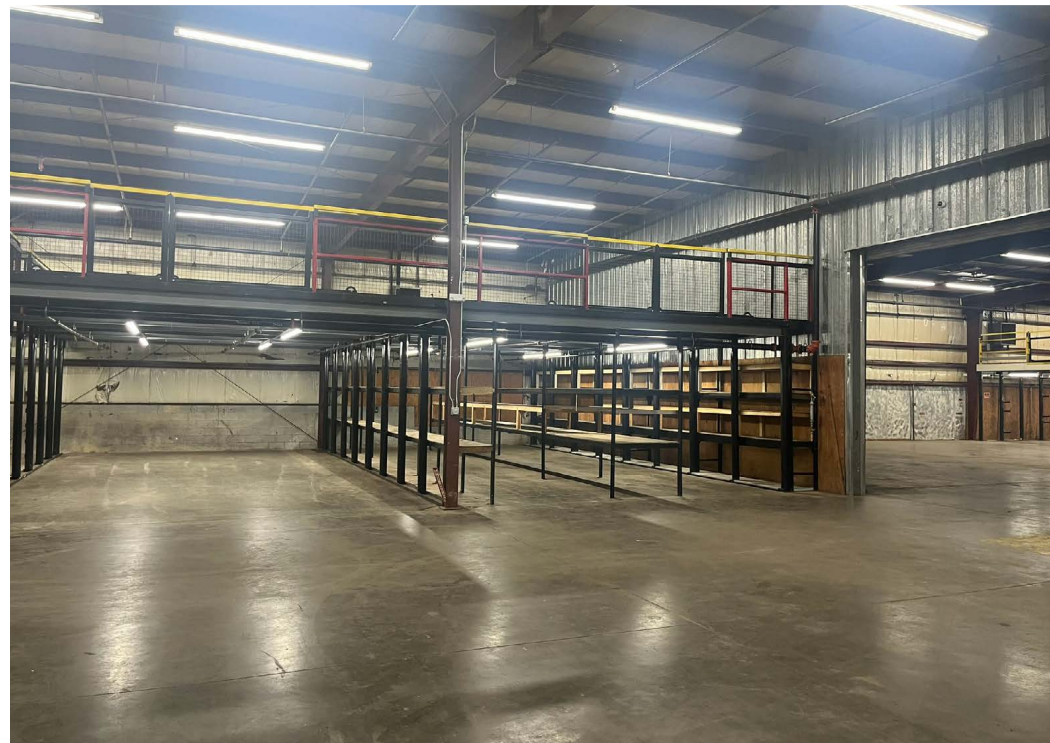
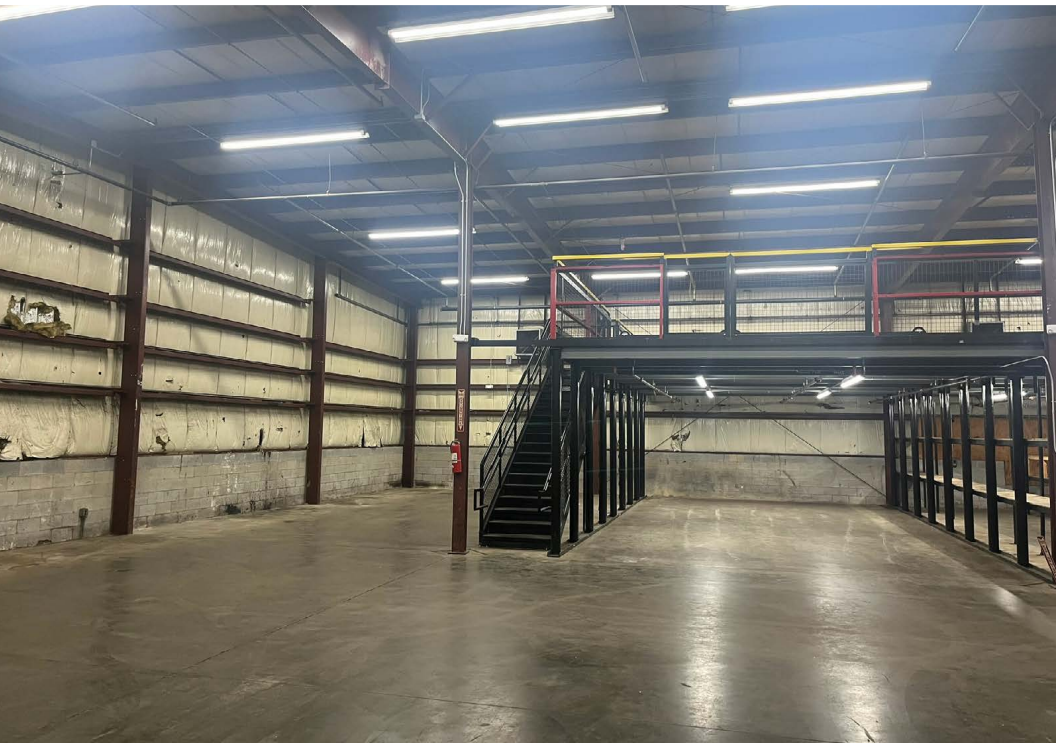
|                     |                                            |
|---------------------|--------------------------------------------|
| <b>Available SF</b> | 18,054 SF (2 buildings)                    |
| <b>Warehouse</b>    | 12,997 SF                                  |
| <b>Office SF</b>    | 5,057 SF                                   |
| <b>Lot Size</b>     | 1.78 Acres                                 |
| <b>Loading</b>      | 3 at-grade 11'x14' drive-in door positions |
| <b>Clear Height</b> | 20'                                        |
| <b>Zoning</b>       | M-2<br>(Manufacturing; Heavy Distribution) |

- Standalone office and warehouse buildings
- Warehouse is fully sprinklered and partially climate-controlled
- Fully paved, fenced and gated
- Quick and easy access to I-95, I-295, Route 1, Route 32
- 15 minute drive to BWI



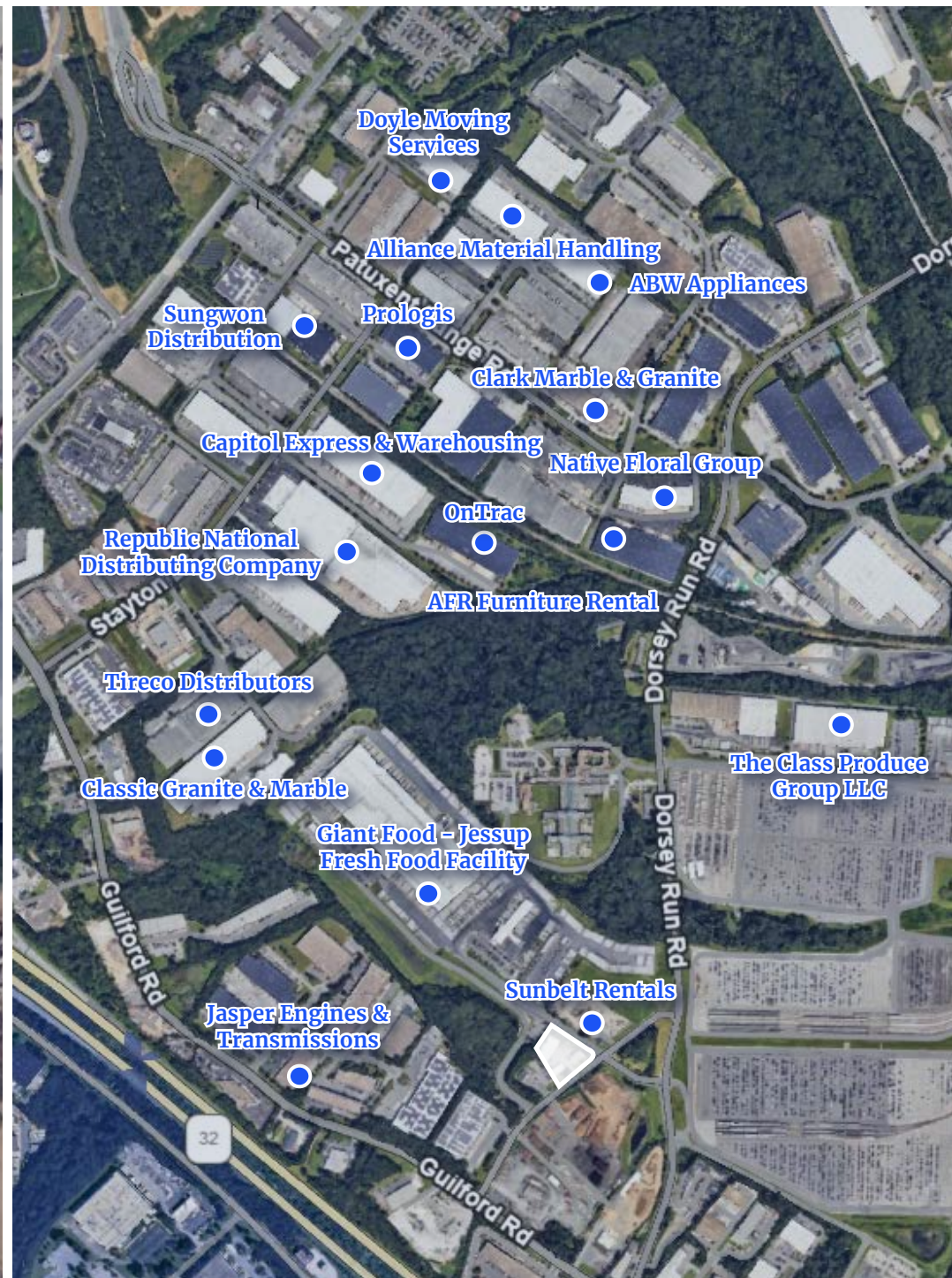
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# Warehouse Interior



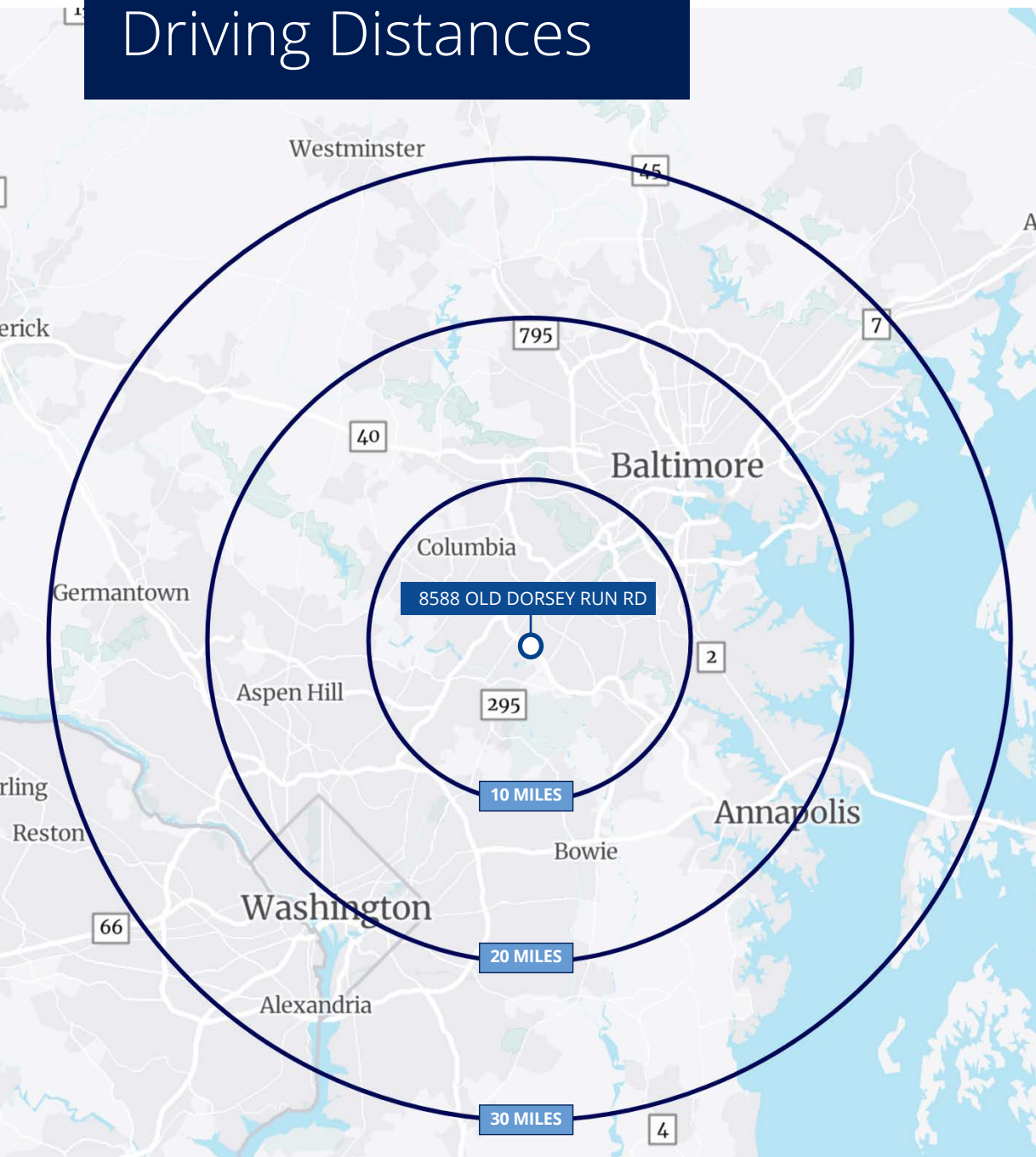
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# Vibrant Industrial Area



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## Driving Distances



With direct access to major transportation arteries including Route 32, Baltimore-Washington Parkway, and I-295, the site ensures seamless regional and interstate logistics.

The location also places businesses within reach of key Mid-Atlantic markets, including Baltimore, Washington, DC and Philadelphia, enhancing distribution capabilities across the region.

### Major Highways



**0.7 MILES**



**1.4 MILES**



**2.4 MILES**

### Major Cities

Baltimore, MD **18 MILES**

Washington DC **24 MILES**

Philadelphia, PA **121 MILES**

Richmond, VA **139 MILES**

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## Contact Us

**Brian Siegel, SIOR**

Executive Vice President

+1 410 319 2410

brian.siegel@colliers.com

**Jason Sullivan, SIOR**

Executive Vice President

+1 410 319 2409

jason.sullivan@colliers.com



7001 Columbia Gateway Drive

Suite 220

Columbia, MD 21046

+1 410 319 2411

colliers.com

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