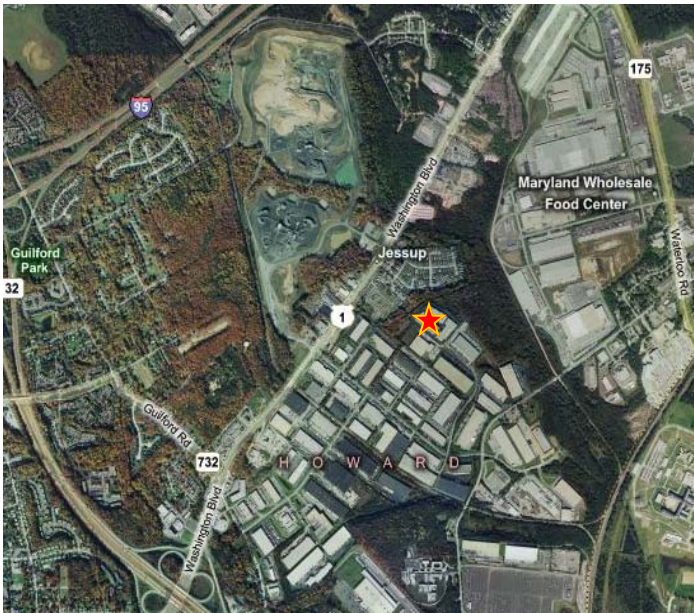


8260 Preston Court, Jessup, MD 20794

For Lease



5,721 - 13,460 Square Feet of Warehouse Space



NEIGHBORING TENANTS:

UniSource, Next Day Blinds, Cintas
Iron Mountain, Ryder Logistics

Building Specifications

- Unit Sizes: 5,721 sf and 7,739 sf @ \$6.25 psf, nnn
- 13,440 sf @ \$5.75 psf, nnn
- Building Size: ± 64,175 square feet
- Exterior Wall: Tilt up
- Framing: Steel columns and bar joist
- Typical Column: 32' x 35'
- Sprinkler: Wet
- Lighting: Fluorescent lighting
- Electrical Capacity: 277/480 volt/400 amps
- Heat: Gas-fired ceiling mounted heaters
- Building Depth: 139'
- Clear Height : 20'
- Loading: Two loading docks (9' x 10'). One drive in door
- Zoning: M-2, Industrial
- Expenses: Taxes: \$0.64 psf±
Insurance: \$0.12 psf±
CAM: \$0.94 psf±
Total: \$1.70 psf±

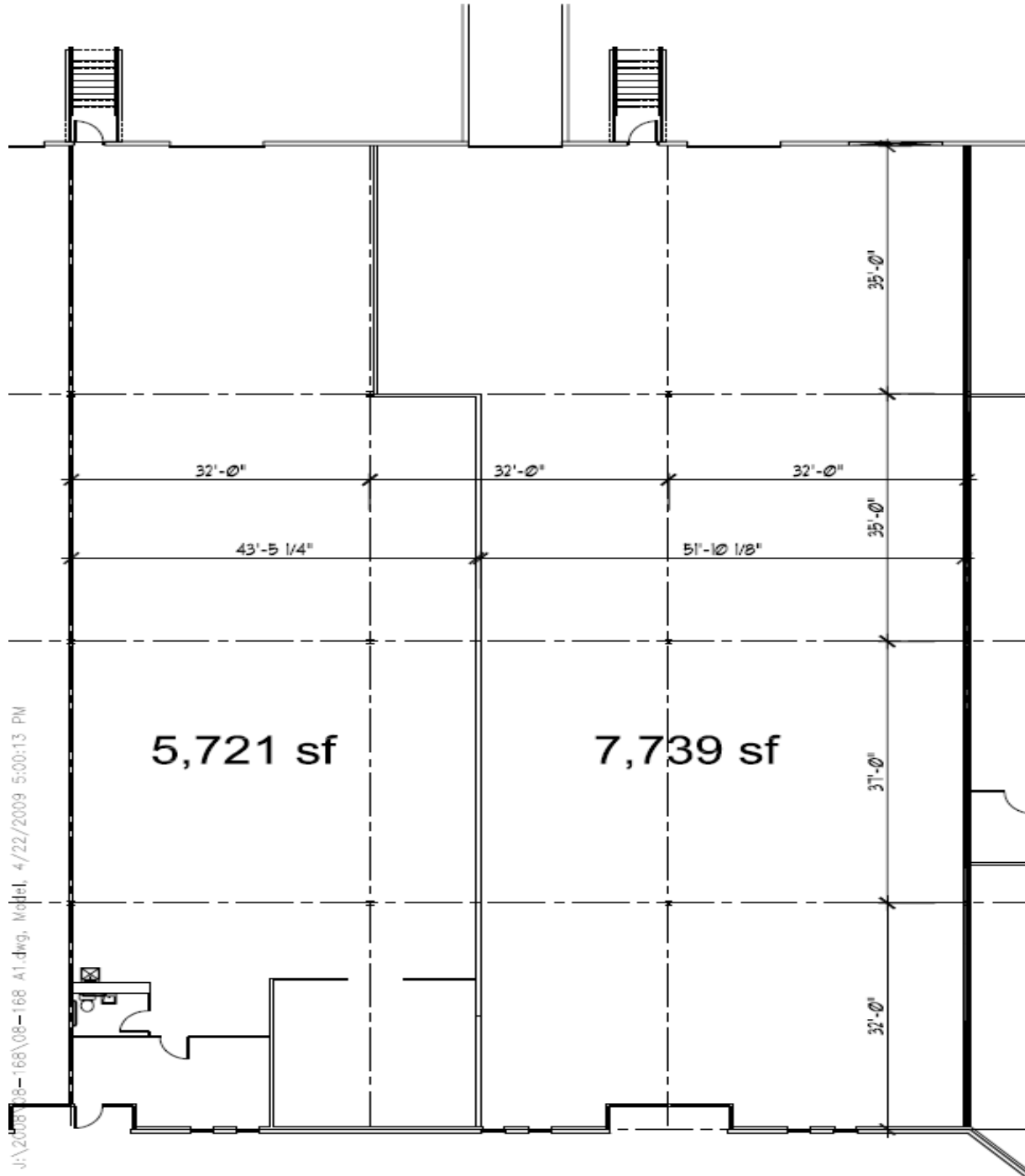
For more information contact:

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