

10620 RIGGS HILL ROAD
Jessup, Maryland // Howard County

FOR SALE



7,670 +/- SF Industrial/Flex
Commercial Condominium (Units E&F)



ROSSOCRE.COM

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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PROPERTY HIGHLIGHTS:

- » **Flexible Space:** 7,670 +/- SF Total Improved Industrial/Flex Condominium.
- » **Zoning:** M-2 Zoning
- » **Versatile Layout:** Functional space featuring a first-floor warehouse/office mix and a fully built-out second-floor mezzanine office.

BUILDING FEATURES:

- » **Loading/Access:** Two (2) 12-ft manually operated overhead roll-up drive-in doors.
- » **Ceiling Height:** 20+ foot clear heights in warehouse areas.
- » **Construction:** Solid concrete foundation with durable steel bar joists and CMU/metal decking walls.
- » **Climate Control:** Gas-fired HVAC with forced air in office areas/restrooms; ceiling-mounted gas-fired space heaters in warehouse.
- » **Fire Protection:** Equipped with a wet fire protection system.

SPACE BREAKDOWN:

First Floor (Warehouse/Office)	5,770 SF
Fully Improved 2nd Floor Office	±1,900 SF
Saleable SF	±7,670 SF
Bonus Mezzanine Storage	±800 SF
Total Improved Space	±8,470 SF - total space



**ESTABLISHED INDUSTRIAL HUB WITH
STRATEGIC TRANSIT ACCESS TO
SEVERAL MAJOR ROADWAYS.**

LOCATION OVERVIEW



LOCATION / NEIGHBORHOOD FEATURES:

- » **Prime Corridor Location:** Situated in Jessup (Eastern Howard County), a premier submarket in the Baltimore-Washington Corridor.
- » **Strategic Transit Access:** Unbeatable logistical access to Route 32, I-95, Route 1, and Route 295.
- » **Metropolitan Proximity:** Located approximately 15 miles from Baltimore and 25 miles from Washington, D.C.
- » **Airport Proximity:** Just ±10 miles from Baltimore/Washington International Thurgood Marshall Airport (BWI).
- » **Established Industrial Hub:** Surrounded by major industrial hubs including the Maryland Wholesale Food Center, Baltimore Washington Industrial Park, Corridor North, and Dorsey Run Industrial Park.

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

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Jessup, Maryland // Howard County

Tyler Barnett

tyler@rossocre.com

C | 443.949.2804

John Rosso SIOR

john@rossocre.com

C | 410.802.1909



One Annapolis Street | Suite 101 | Annapolis, MD 21401 | www.RossoCRE.com

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