

AUTO SHOP/WAREHOUSE FOR LEASE 8040 WASHINGTON BLVD

Jessup, MD 20794

Available: 8,754 SF

Shop/Warehouse/Office/Showroom with Rt. 1 Visibility



AVAILABLE MARCH 2022

LISTING DATA

WAREHOUSE SF: 5,329 SF
OFFICE SF: 3,425 SF
TOTAL: 8,754 SF

ECONOMIC DATA

LEASE RATE: Call For Info

PROPERTY INFORMATION

COUNTY: Howard

BUILDING DATA

TOTAL BUILDING SF: 3,425 SF
YEAR BUILT: 1980
ZONING: B2
ACRES: .39



PROPERTY HIGHLIGHTS

- Traffic Count: 29,015 Cars Per Day
- Building Has Been Well Maintained, Both Interior And Exterior
- Four(4) Bathrooms
- Loading Facilities Include Both Dock And Drive In
- Modern Security System
- Exterior Lighting throughout Site
- Built-in Exhaust Fans

Kate Jordan, SIOR

Principal

443.741.4041

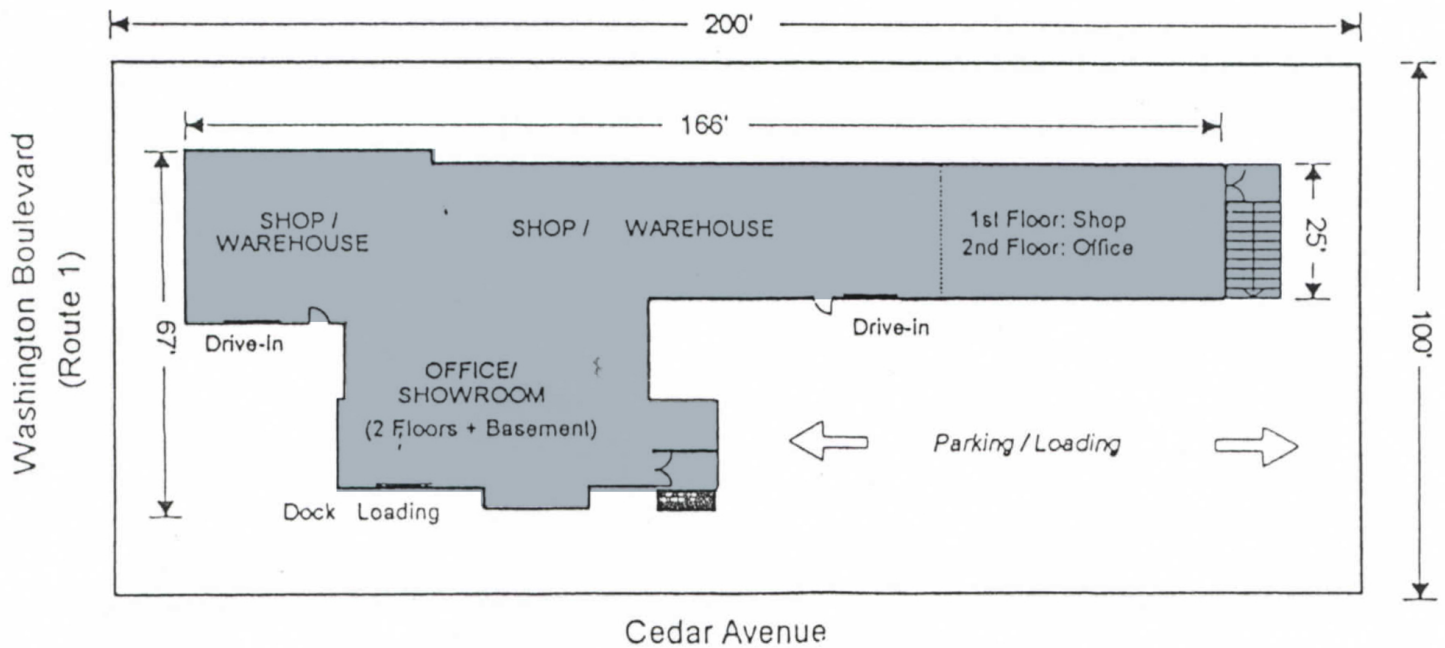
kjordan@lee-associates.com

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Auto Shop with Showroom	8,754 SF	NNN	Call For Info

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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PERMITTED USES

Adult entertainment business (including adult book or video stores, movie theaters and live entertainment establishments), subject to the requirements of Section 128.0.H.

Ambulance services.

Ambulatory health care facilities.

Amusement facilities.

Animal hospitals, completely enclosed.

Antique shops, art galleries, craft shops.

Athletic Facilities, Commercial

Auction facilities.

Bakeries.

Banks, savings and loan associations, investment companies, credit unions, brokers, and similar financial institutions.

Bicycle repair shops.

Blueprinting, printing, duplicating or engraving services.

Building cleaning, painting, roofing, exterminating and similar establishments, provided that all supplies and equipment are enclosed within a building.

Bulk retail stores.

Bus terminals.

Business machine sales, rental and service establishments.

Car wash facilities.

Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.

Carpet and floor covering stores.

Carpet and rug cleaning.

Catering establishments and banquet facilities.

Child day care centers and nursery schools.

Clothing and apparel stores with goods for sale or rent.

Commercial communication antennas.

Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.

Concert halls.

Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.

Convents and monasteries used for residential purposes.

Convenience stores.

Day treatment or care facilities.

Department stores, appliance stores.

Drug and cosmetic stores.

Fairgrounds.

Farmers markets and farm produce stands.

Farm supply stores.

Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.

Firewood sales.

Flea markets, indoor.

Food stores.

Funeral homes and mortuaries.

Furniture stores.

Furniture, appliance and business machine repair, furniture upholstery, and similar services.

Government structures, facilities and uses, including public schools and colleges.

Hardware stores.

Home improvement stores including, but not limited to, the following: electrical supplies, glass, garden supplies, hardware, plumbing supplies, wallpaper, and building materials and supplies related to home improvements.

Hotels, motels, country inns and conference centers.

Kennels.

Laundry and/or dry cleaning establishments.

Lawn and garden sheds and equipment sales, maintenance and repair.

Liquor stores.

Livestock sales and auction markets.

Lumber yard for the retail sale of lumber and other building materials and supplies.

Mobile home and modular home sales and rentals, but not including occupancy.

Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repairs and incidental sales of parts.

Motor vehicle, construction equipment and farm equipment sales and rentals.

Motor vehicle inspections stations.

Motor vehicle parts or tire store, including installation facilities.

Movie theaters, legitimate theaters, dinner theaters.

Museums and libraries.

Nonprofit clubs, lodges, community halls.

Nursing homes and residential care facilities, in the Non-Planned Service Area

for Water and Sewerage.

Offices, professional and business.

One square foot of residential space is permitted for each square foot of commercial space and must be located within the same structure.

Personal service establishments

Pet grooming establishments and daycare, completely enclosed.

Pizza delivery service and other services for off-site delivery of prepared food.

Recreation Facilities, Commercial

Recreational vehicle, marine equipment and boat sales, maintenance and repair facilities.

Recycling collection facilities.

Religious facilities, structures and land used primarily for religious activities.

Rental centers which rent a variety of goods including equipment and tools.

Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.

Restaurants, carryout.

Restaurants, fast food.

Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.

Retail greenhouses, garden centers and nurseries.

Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.

Schools, commercial.

Schools, private academic, including colleges and universities.

Service agencies.

Specialty stores.

Taxicab businesses, including facilities for dispatch and maintenance of related vehicles.

Taxidermies.

Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.

Volunteer fire departments.

Wholesale sales, made from retail sales establishments and limited to products permitted to be sold at retail in this district, provided sales and storage incidental to the sales use are conducted wholly within an enclosed building and all loading and unloading of merchandise is conducted on private property.

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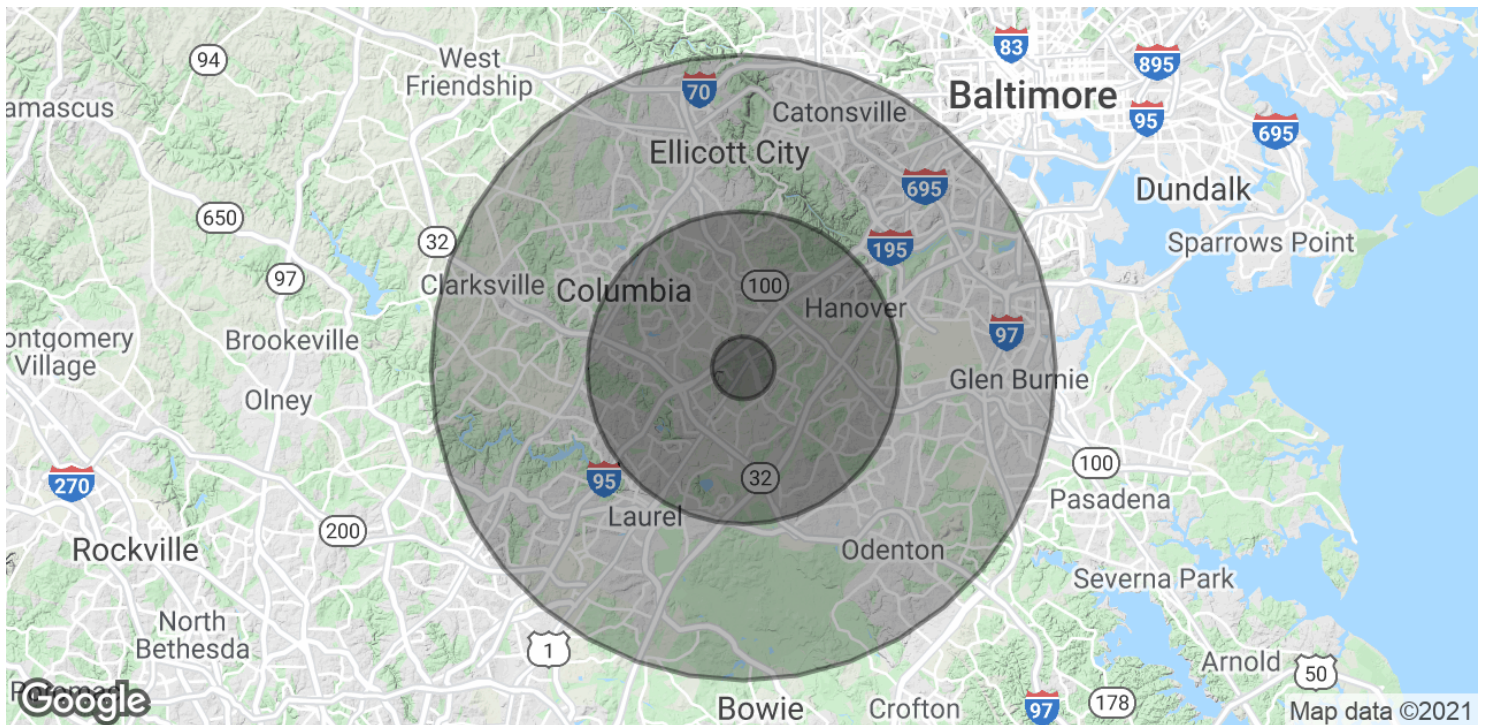
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,203	166,463	633,991
Average age	32.2	34.4	36.5
Average age (Male)	31.3	33.6	35.5
Average age (Female)	34.1	35.2	37.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,062	57,975	232,870
# of persons per HH	3.0	2.9	2.7
Average HH income	\$99,324	\$103,442	\$100,008
Average house value	\$380,081	\$395,591	\$407,769

* Demographic data derived from 2010 US Census

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It turns out, you don't have any Plans Published!

(be sure to **"Publish on Website and Docs"** in the [Plans Tab](#))

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