

# 8260 PATUXENT RANGE ROAD SUITE Q

Jessup, MD 20794

**Industrial  
Sublease Opportunity**

Leasing Brochure



**MATTHEWS**™

**Baxter Gimer**

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Broker of Record

Broker Lic. No.: 664913 (MD)

# PROJECT SCOPE

**± 5,820 SF**  
Available

**2**  
GL Doors

**± 50%**  
Office

## Demographics

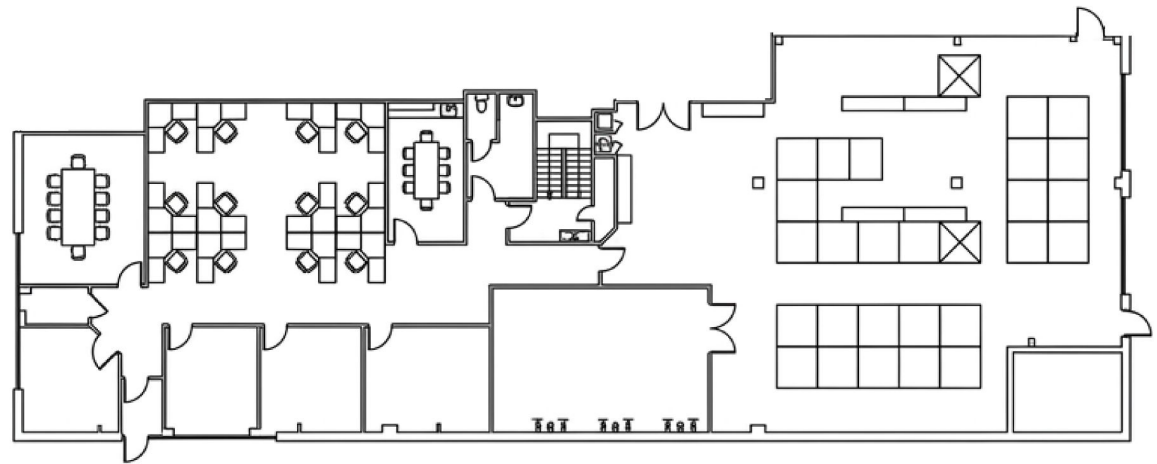
| Population               | 1-Mile | 3-Mile | 5-Mile  |
|--------------------------|--------|--------|---------|
| Five-Year Projection     | 3,975  | 70,716 | 218,420 |
| Current Year Estimate    | 4,019  | 69,126 | 216,633 |
| Growth 2020-Current Year | 23.95% | 7.56%  | 4.96%   |

| Households            | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|--------|--------|--------|
| Five-Year Projection  | 561    | 24,561 | 80,387 |
| Current Year Estimate | 562    | 23,398 | 77,882 |
| 2020 Census           | 564    | 21,672 | 74,054 |

| Income                   | 1-Mile   | 3-Mile    | 5-Mile    |
|--------------------------|----------|-----------|-----------|
| Average Household Income | \$77,980 | \$157,634 | \$157,945 |



***Sublease through November 3rd 2028***

Space Name

# MATTHEWS™

8260 Patuxent Range Road

Jessup, MD 20794



Food Products Supplier



Aerospace Company



Warehouse



Stone Supplier



Autumn Woods Apartments  
±481 Units



Warehouse



Wine Wholesaler and Importer



Warehouse



Food Products Supplier



Food Products Supplier



Wholesaler



Concrete Contractor



CSX Jessup Railroad Company



Equipment Rental Agency

32



Plastic Bag Supplier



Trucking Company



Food Manufacturer

±26,250 VPD

±93,000 VPD

Google Earth

# Market Overview

## Jessup, Maryland

Jessup, Maryland benefits from a highly strategic location between Baltimore and Washington, D.C., making it an attractive hub for regional commerce and employment. Its proximity to major highways such as I-95, Route 1, and Route 32, along with easy access to BWI Airport and the Port of Baltimore, supports strong connectivity and business activity. The local economy is stable and driven by a mix of logistics, distribution, and government-related employment, with continued demand from companies seeking efficient access to the broader Mid-Atlantic market. This positioning has helped sustain steady economic growth and ongoing interest from both employers and investors.

The industrial market in Jessup is particularly strong, characterized by a high concentration of modern warehouse, distribution, and flex industrial facilities. The area is recognized as a key logistics node within central Maryland, supported by well-developed industrial parks and infrastructure that accommodate a wide range of users, from food distribution to light manufacturing. Demand for industrial space remains consistent due to the area's accessibility and central location, encouraging continued investment and development. Overall, Jessup offers a competitive and resilient industrial environment that appeals to tenants seeking efficiency, scalability, and proximity to major population centers.



*BALTIMORE, MD MSA*

## Confidentiality & Disclaimer Statement

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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