

FULLY-RACKED RAIL-SERVED FREEZER WAREHOUSE FOR LEASE

360,458 Square Feet

Perryville, Maryland

Equidistant Between Philadelphia & Baltimore



FOOD PROPERTIES
GROUP



300 BELVIDERE ROAD, PERRYVILLE, MARYLAND

- Total Building: 360,458 Square Feet (SF)
- Freezer: 282,143 SF
- Refrigerated Truck Dock: 27,380 SF
- Refrigerated CSX Rail Dock: 25,892 SF
- 35' Ceiling
- Fully-Racked
- 33 Truck Docks / 8 Rail Docks
- Immediate I-95 Access
- Convenient to the ports of Baltimore, MD (41 miles); Wilmington, DE (34 miles); and Philadelphia, PA (62 Miles)

Scott Delphey, Founder
Food Properties Group

Lic. #59460 | Corp. #59533

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Kevin Griffiths | Senior Vice President
Jones Lang LaSalle

M: 610.955.7502 | E: kevin.griffiths@jll.com

Greg Ferraro | Executive Managing Director
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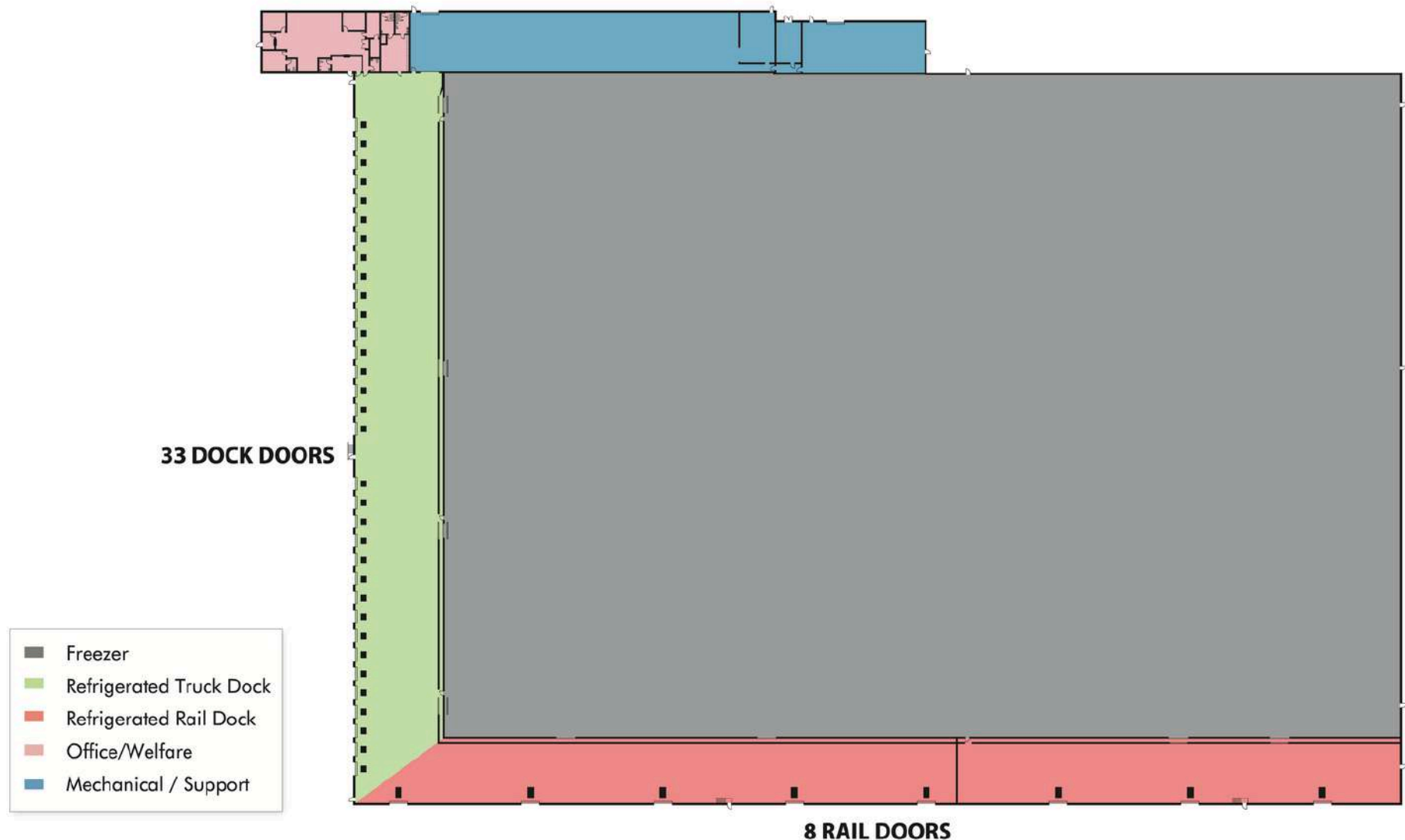
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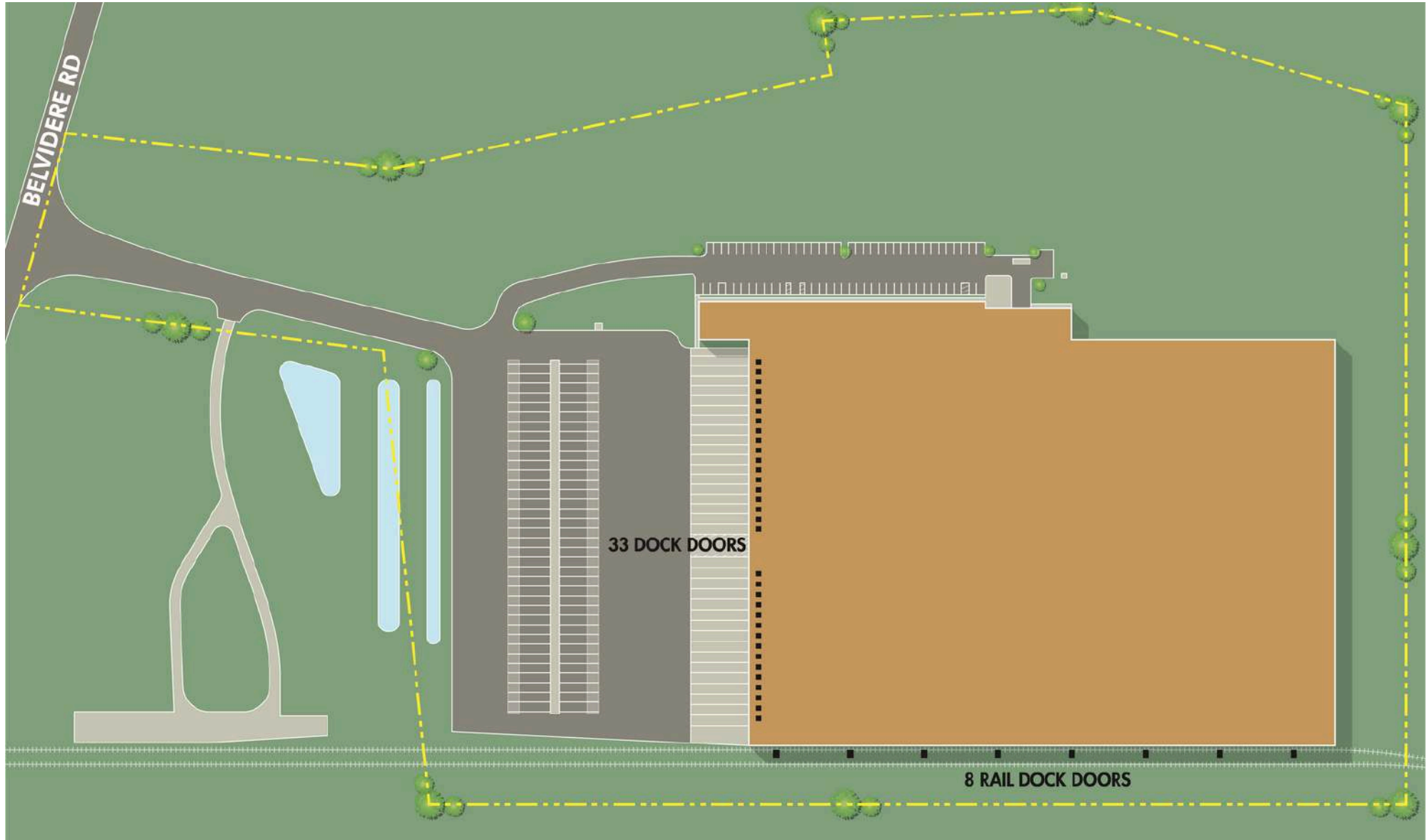
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SQUARE FOOTAGE ITEMIZATION

- Total Building: 138,281 SF
- Total Building: 360,458 SF
- Freezer: 282,143 SF
- Refrigerated Truck Dock: 27,380 SF
- 60' deep
- Refrigerated Rail Dock: 25,892 SF
- Office/Welfare: 3,867 SF
- Mechanical / Forklift Charging / Support Areas: 8,784 SF



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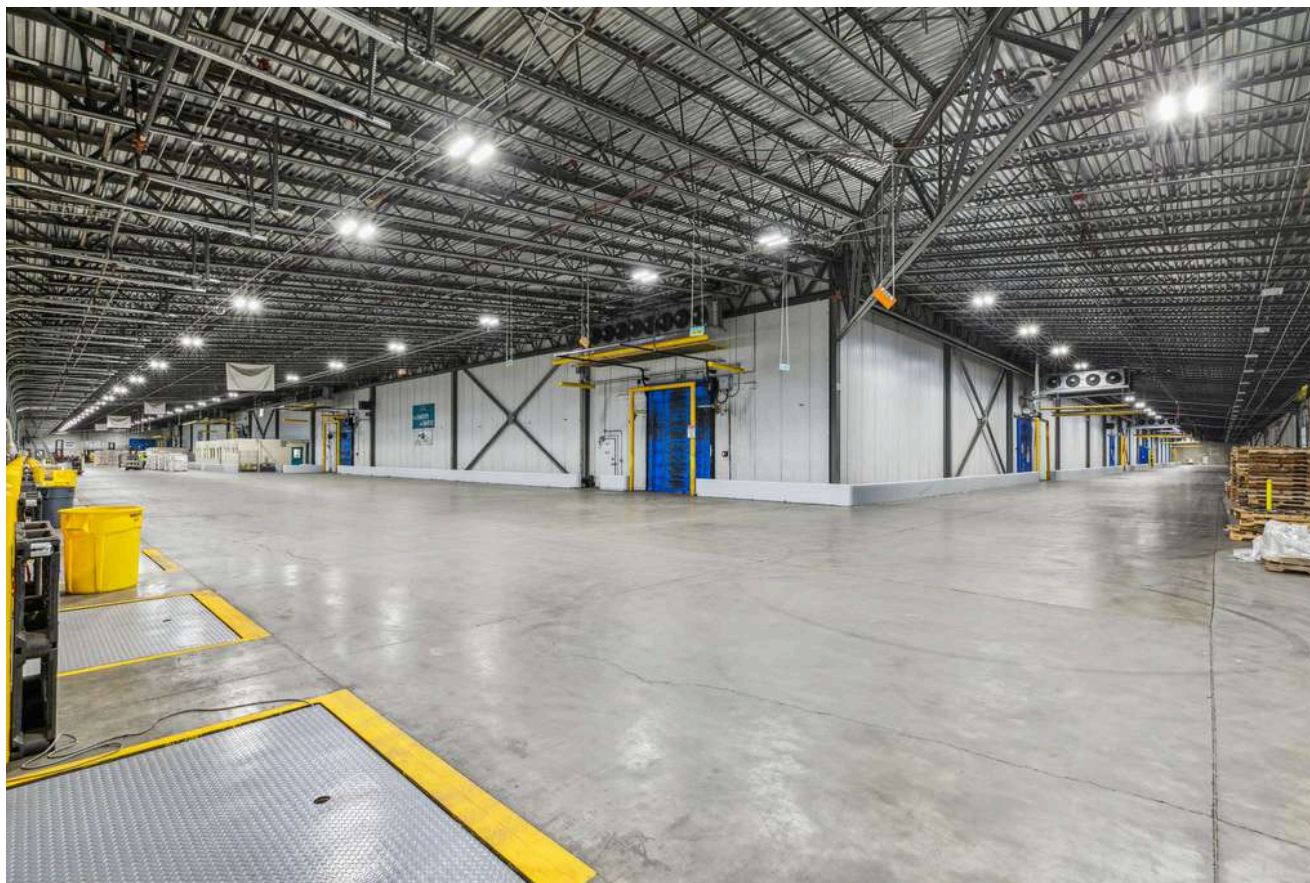
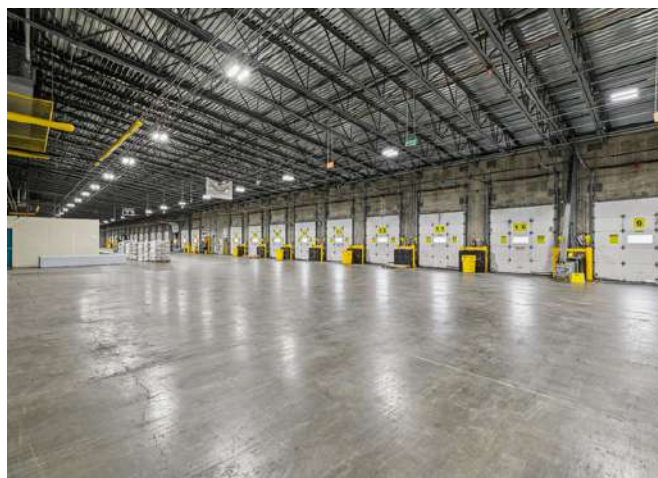
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RACKING

- 41,436 total freezer pallet positions
- 6-7 positions deep, 4 high. Limited section at 3 deep
- 100" rack height openings
- Channel driven, drive-in rack
- No in-rack sprinklers



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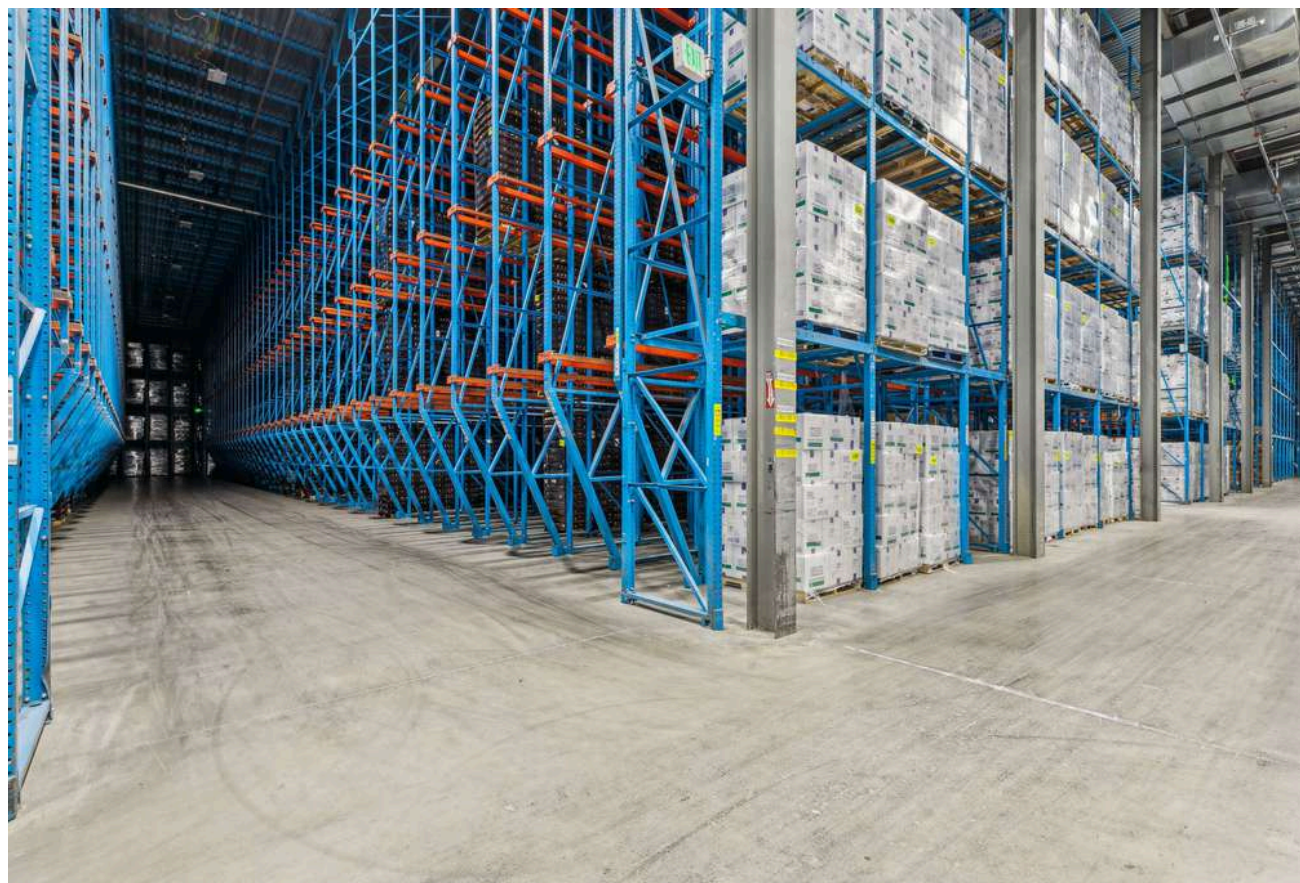
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FOOD PROPERTIES
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CONSTRUCTION

- Insulated metal panel walls, concrete dock walls
- Concrete truck court
- Glycol underfloor system
- Ammonia ~ +/-15,000 lbs
- LED lighting
- 33 truck dock doors
- 8 CSX rail dock doors (conventional cars)
- 2007 construction



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SITE

- 24.889 acres
- 72 trailer parks
- 64 auto parks
- Building and parking expandable



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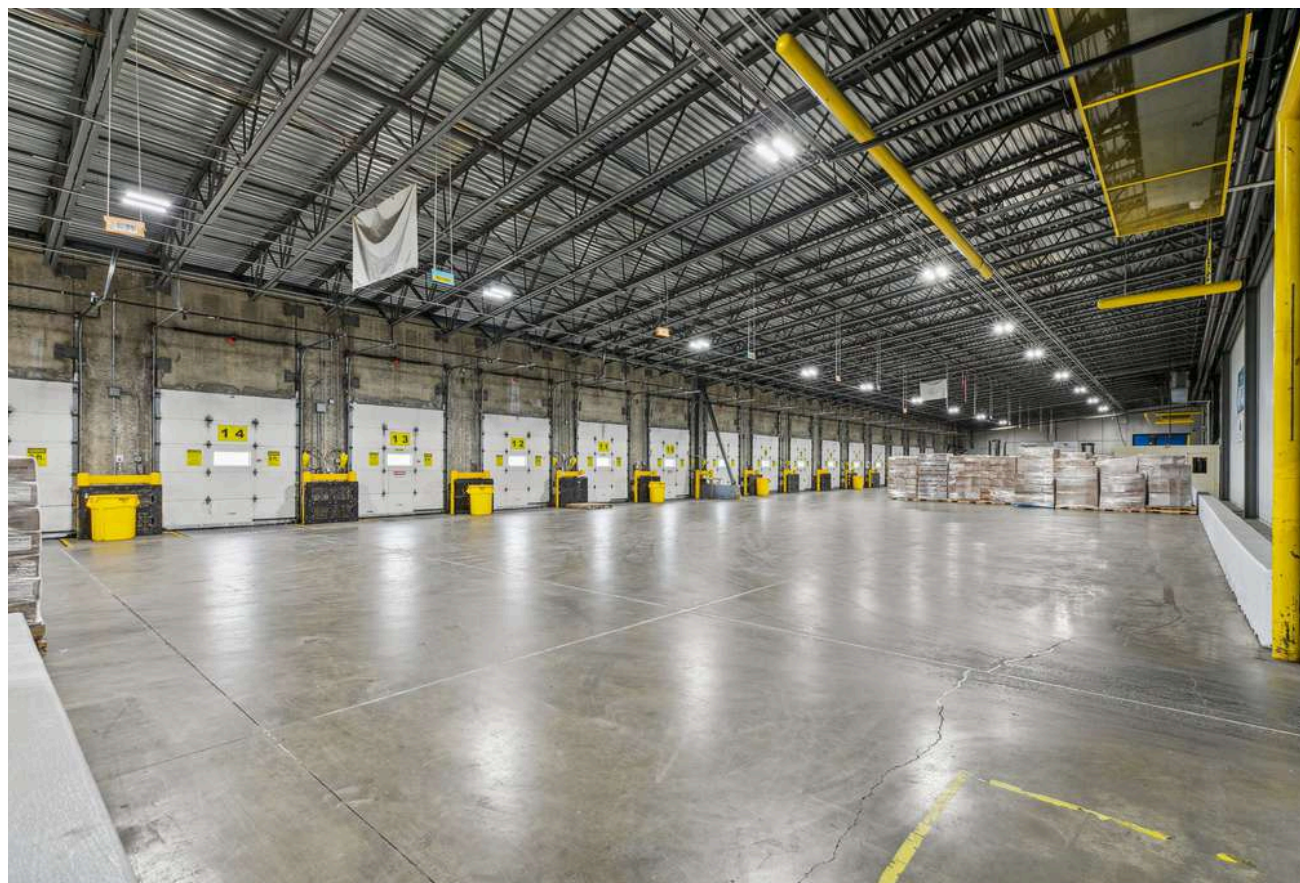
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OTHER

- Diesel above-ground tank
~ 300 gallons
- Convenient to the ports of Baltimore, MD (41 miles); Wilmington, DE (34 miles); Philadelphia, PA (62 Miles); and Newark, NJ (143 Miles)



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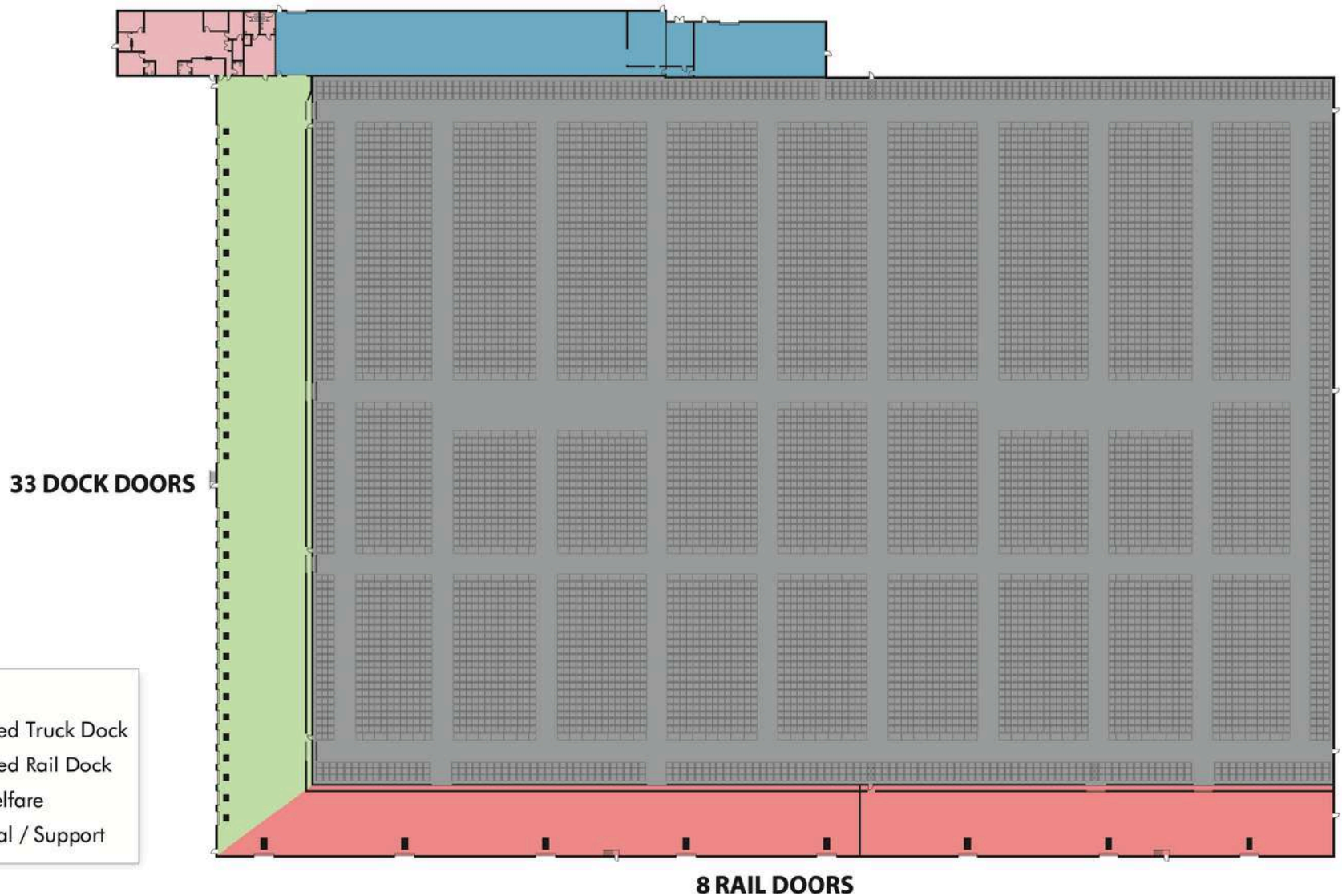
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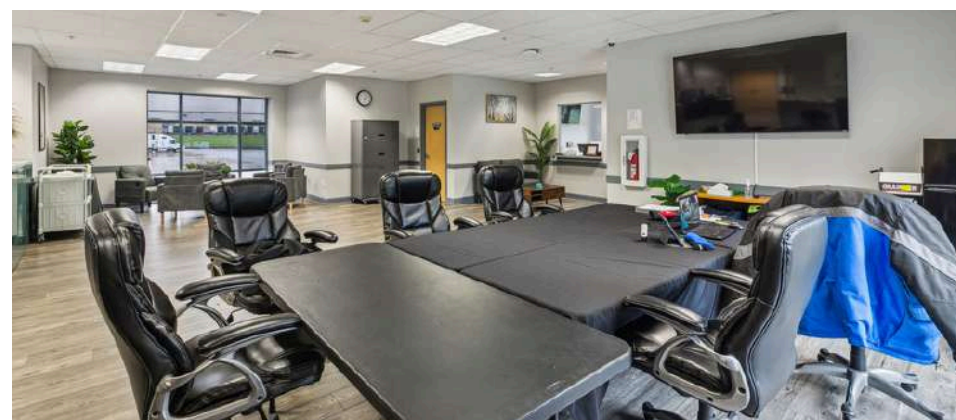
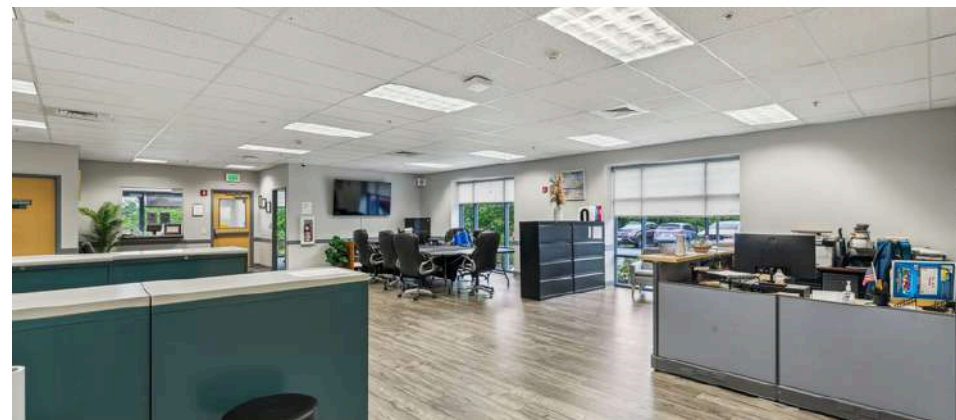
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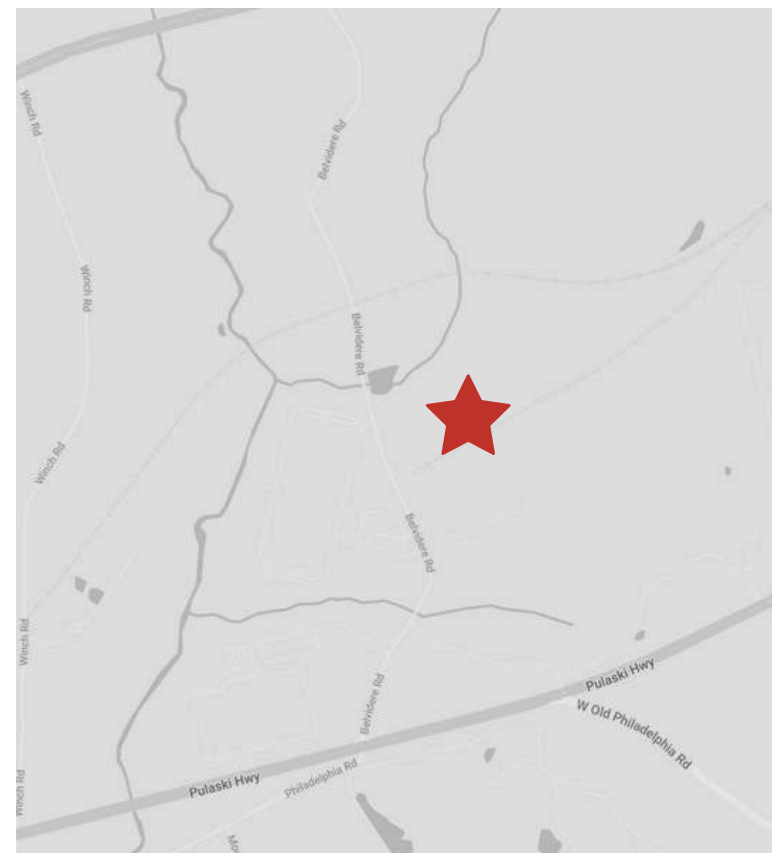
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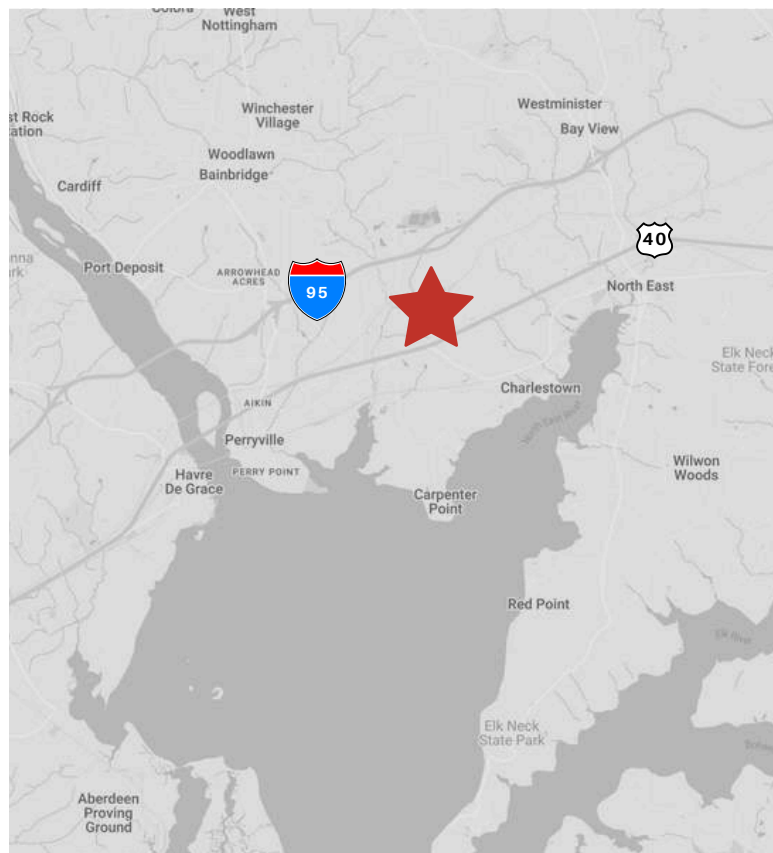
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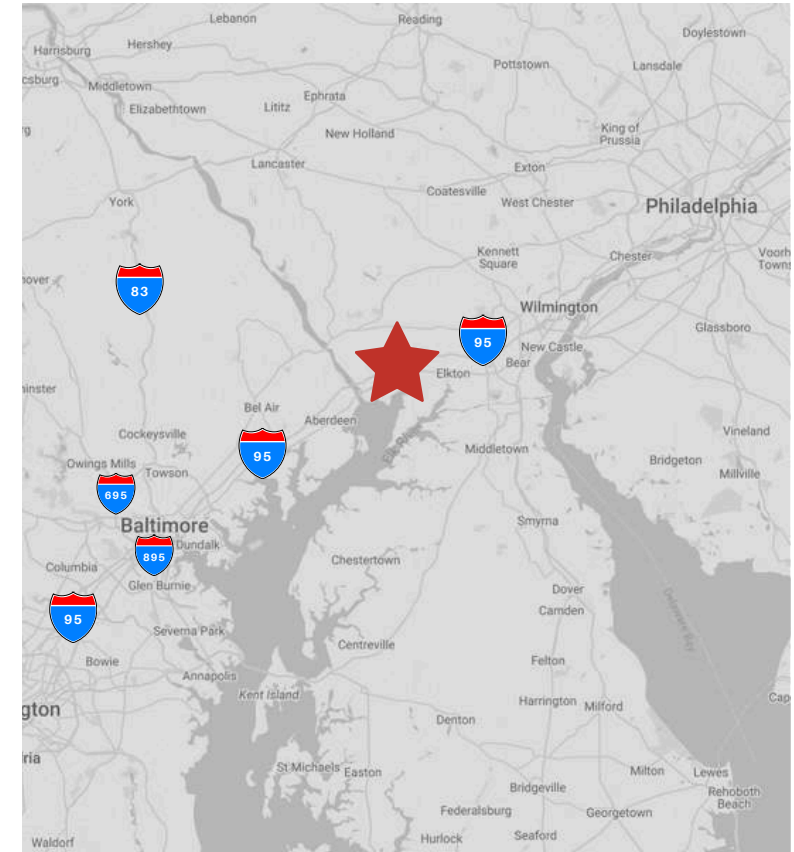
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