

CITY/LOGISTICS

1255 S CATON AVENUE, BALTIMORE, MARYLAND



**IMMEDIATE
ACCESS TO I-95**

UNIQUE LAST MILE DELIVERY LOCATION

- 79,815 SF SUITE AVAILABLE
- ENTERPRISE ZONE WITH 10 YEAR TAX CREDIT
- CLASS A CORE INDUSTRIAL

MRP
INDUSTRIAL

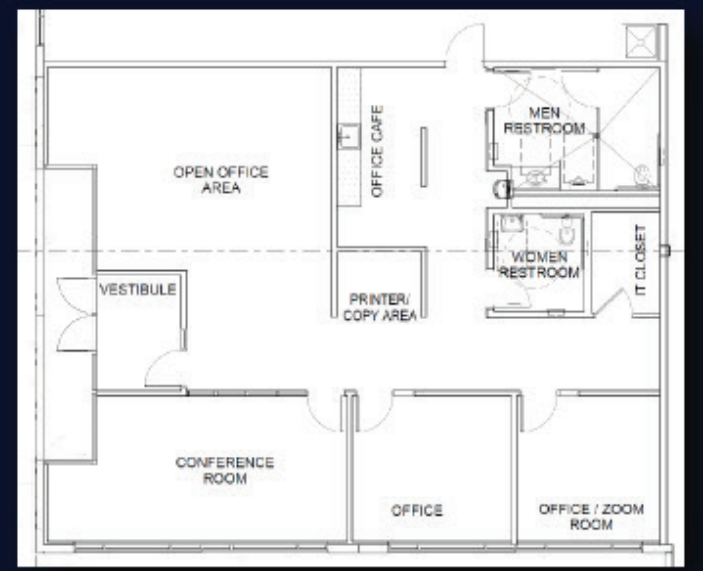
CBRE

- △ Dock door
- ▲ Equipped dock door
- Grade level door

SUITE A
79,815 SF

ZONING	I-1
DIMENSIONS	312' X 260'
CLEAR HEIGHT	32'
AUTO STALLS	88
DOCK DOOR POSITIONS	18 total, including 8 equipped with 40,000 lb mechanical levelers and seals
DRIVE IN DOORS	1
COLUMN BAY SPACING	52'W X 50'D
ELECTRICAL	1,800 AMP (277/480V, 3 phase)
FIRE PROTECTION	ESFR Sprinkler System
LIGHTING	25 FC at 36" AFF open array

SPEC OFFICE
1,920 SF



WASHINGTON, D.C. | 36 MILES | 48 MIN



JOHN F. KENNEDY MEMORIAL HIGHWAY (I-95)
DOWNTOWN BALTIMORE | 4.5 MILES | 8 MIN

I-95S EXIT 50
CATON AVE



CITY/LOGISTICS

DOWNTOWN BALTIMORE	4.5 Miles	8 Min
WASHINGTON, D.C.	36 Miles	48 Min
WILMINGTON, DE	75 Miles	1 Hr 38 Min
PHILADELPHIA, PA	107 Miles	1 Hr 48 Min
NEW YORK, NEW YORK	193 Miles	3 Hr 6 Min



SCAN ME

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