



FOR LEASE

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# LOCAL ACCESS

**3.3 MILES**  
TO PORT OF BALTIMORE

**14 MILES**  
TO BWI AIRPORT

**44 MILES**  
WASHINGTON, DC

**98 MILES**  
PHILADELPHIA, PA

**184 MILES**  
NEW YORK, NY





# PROPERTY HIGHLIGHTS

Available:	60,858 SF
Acreage:	2.25 AC
Office:	Three stories, mezzanine office totaling 8,049 SF
Clear Height:	16' - 26'
Dock Doors:	6 docks
Drive-ins:	1 drive-in
Sprinkler:	ESFR
Parking:	20 spaces
Zoning:	I-2
Electric Service:	2,800 amps, 277/480 existing
Signage:	Visibility from I-95
Recent Capital Improvements:	New roof underway



# SITE PLAN

60,858 SF AVAILABLE

