

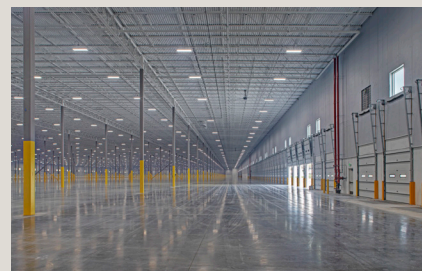


TOWER LOGISTICS CENTER

www.towerlogisticscenter.com

860,000 SF Distribution Center

Strategic Mid-Atlantic Location | Close Proximity to I-95

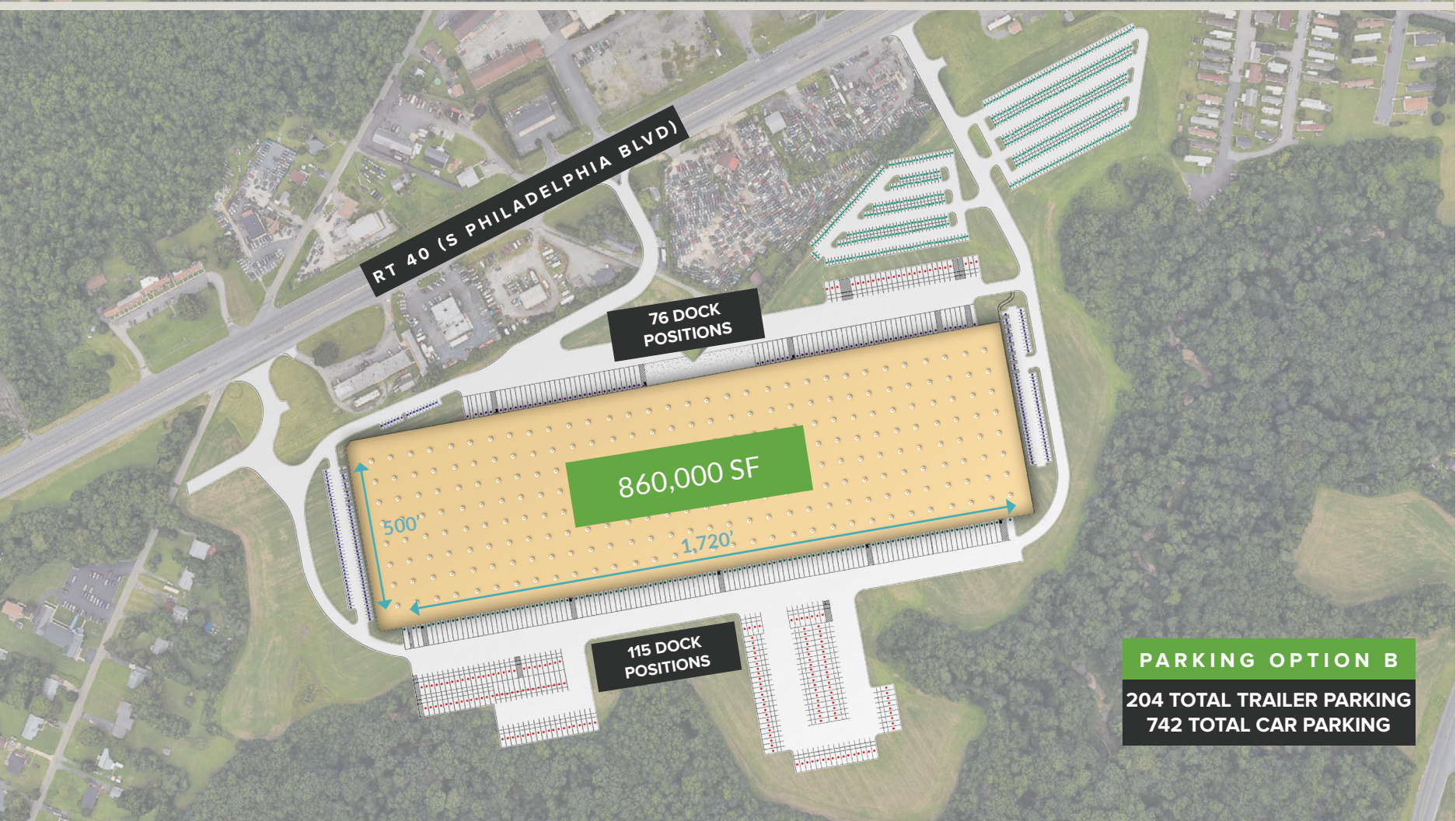
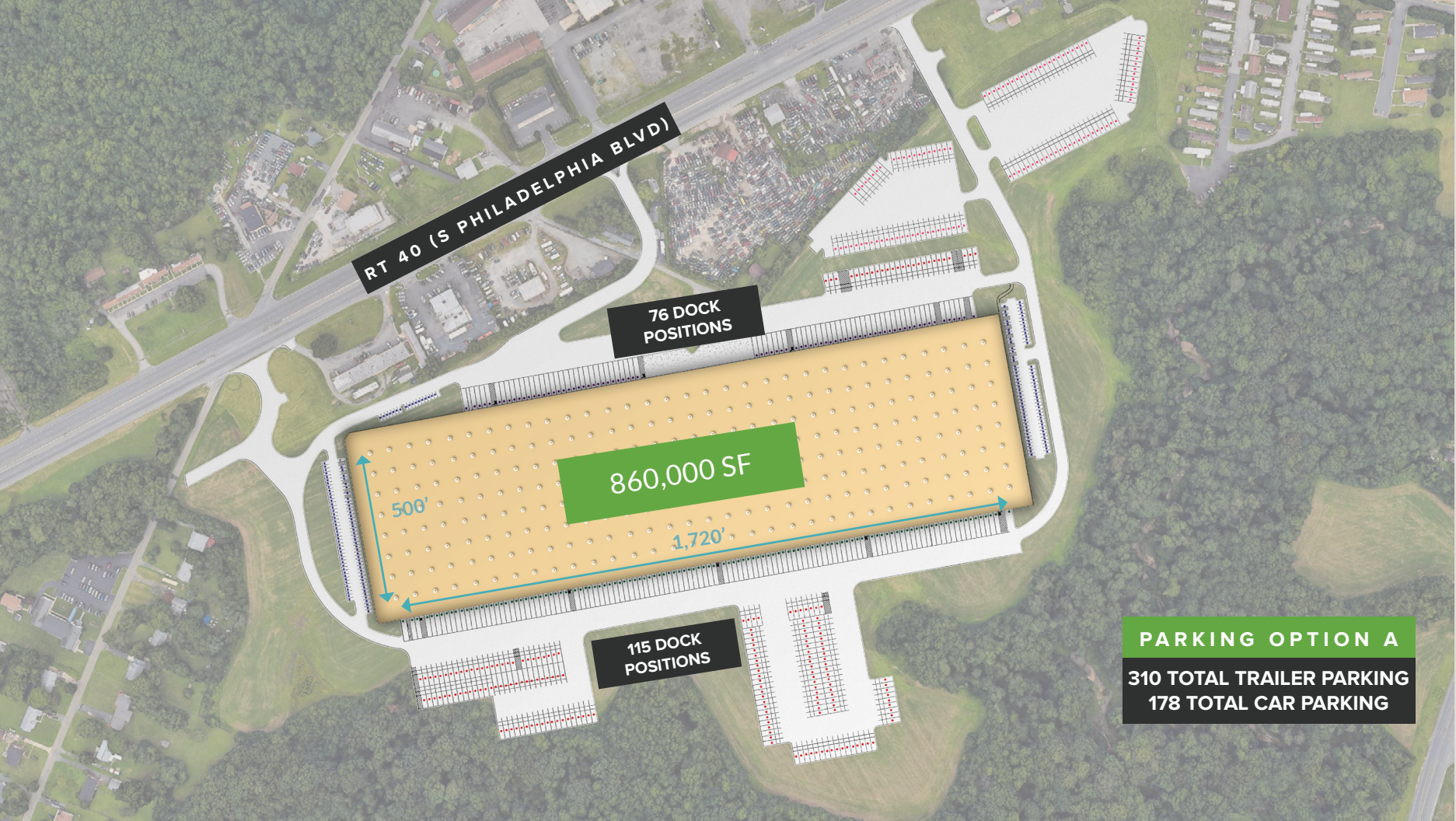


1225 S Philadelphia Boulevard, Perryman, MD 21001

BentallGreenOak 

 **merritt**
PROPERTIES

CBRE



| | |
|-----------------------------|--|
| BUILDING SIZE: | 860,000 SF |
| OFFICE: | 2,600 SF Move-in ready |
| CEILING HEIGHT: | 40' Clear |
| COLUMN SPACING: | 52'W x 60'D Speed bays & 52'W x 54'D Interior bays |
| BUILDING DIMENSIONS: | 1,720' Length x 500' Width |
| CONSTRUCTION TYPE: | Concrete tilt-up wall panels; Textured painted finish |
| ROOF CONSTRUCTION: | 60 mil mechanically attached white TPO roof system |
| ELECTRICAL SERVICE: | 4,000 amp, 277/480 volt, 3-phase electrical service |
| LIGHTING: | LED High-bay lighting fixtures at ~30 FC, 4 lights per bay |
| SPRINKLER SYSTEM: | ESFR |
| HVAC: | Gas-fired, roof-mounted Cambridge heaters |
| LOADING DOCKS: | (189) 9' x 10' manually operated, insulated sectional overhead door, 4 doors per bay, Cross dock configuration |
| LOADING EQUIPMENT: | 16 dock positions equipped with Poweramp mechanical levelers and 40oz vinyl seals |
| DRIVE-IN DOORS: | (4) 12' x 14' electrically operated, insulated sectional overhead doors |
| TRUCK COURT: | 130' |
| ADDITIONAL FEATURES: | - Humidity monitoring system to control air flow within building - 13 Patterson HVLS fans at speed-bays |



Strategic Mid-Atlantic Location



TOWER LOGISTICS
CENTER

Bill Pellington

Executive Vice President

+1 410 244 3137

bill.pellington@cbre.com

Jon Casella

Executive Vice President

+1 410 244 3127

jonathan.casella@cbre.com

Whit Levering

Merritt Properties

+1 410 298 2600

wlevering@merrittproperties.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.
PMStudio_September2022

BentallGreenOak

merritt
PROPERTIES
CBRE