



## TOWER LOGISTICS CENTER

[www.towerlogisticscenter.com](http://www.towerlogisticscenter.com)

860,000 SF Distribution Center

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

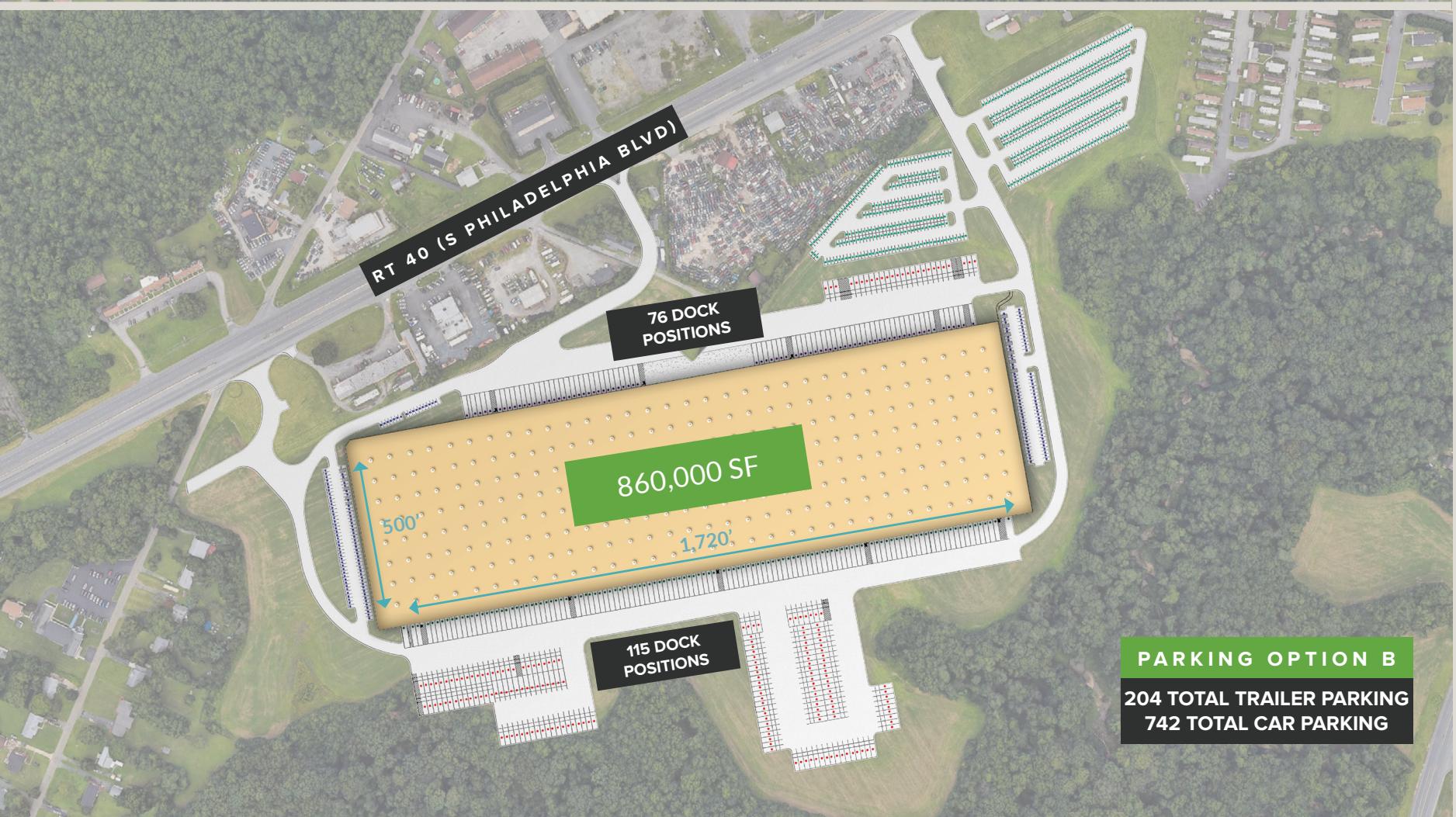
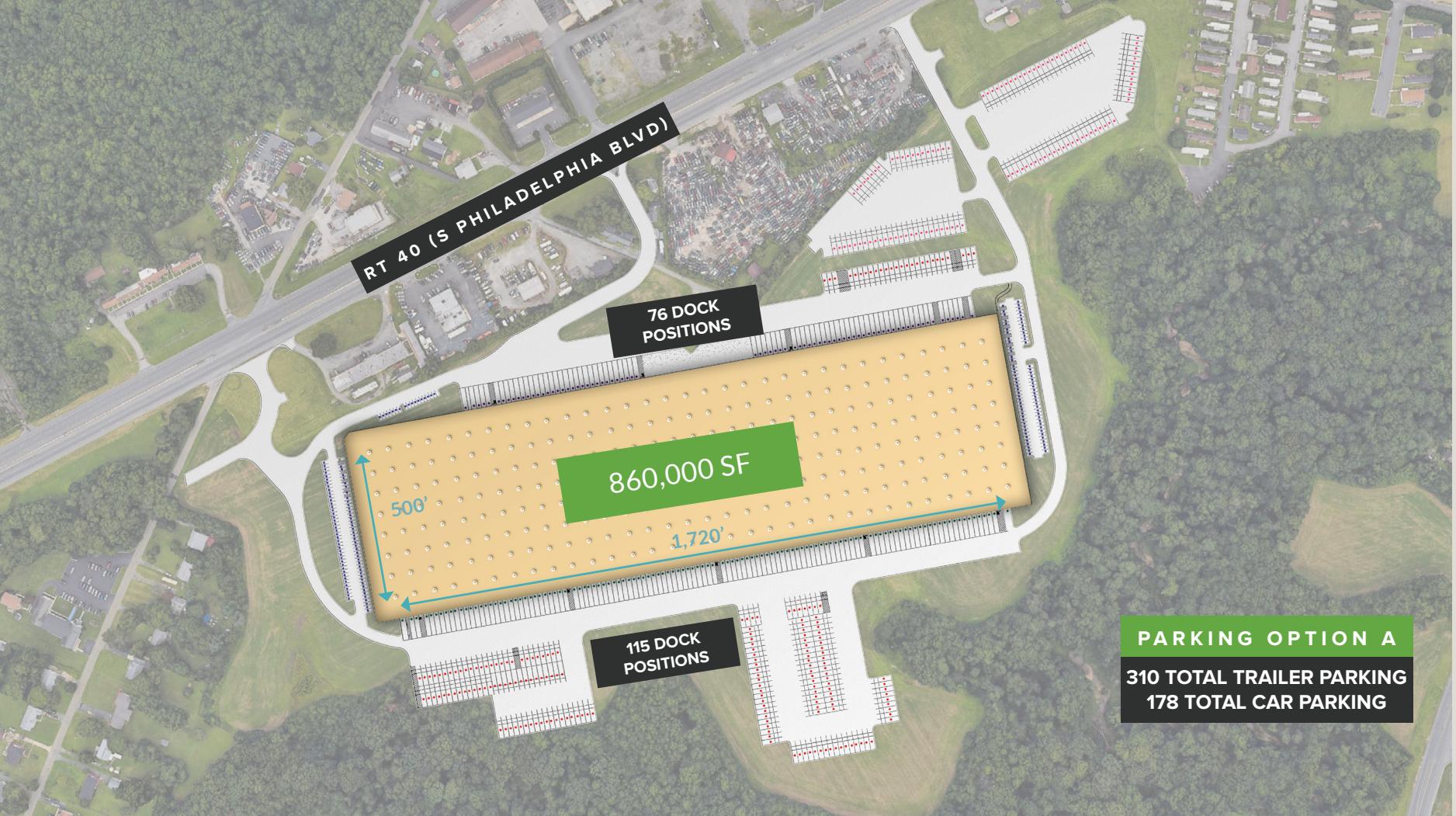


1225 S Philadelphia Boulevard, Perryman, MD 21001

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PROPERTIES

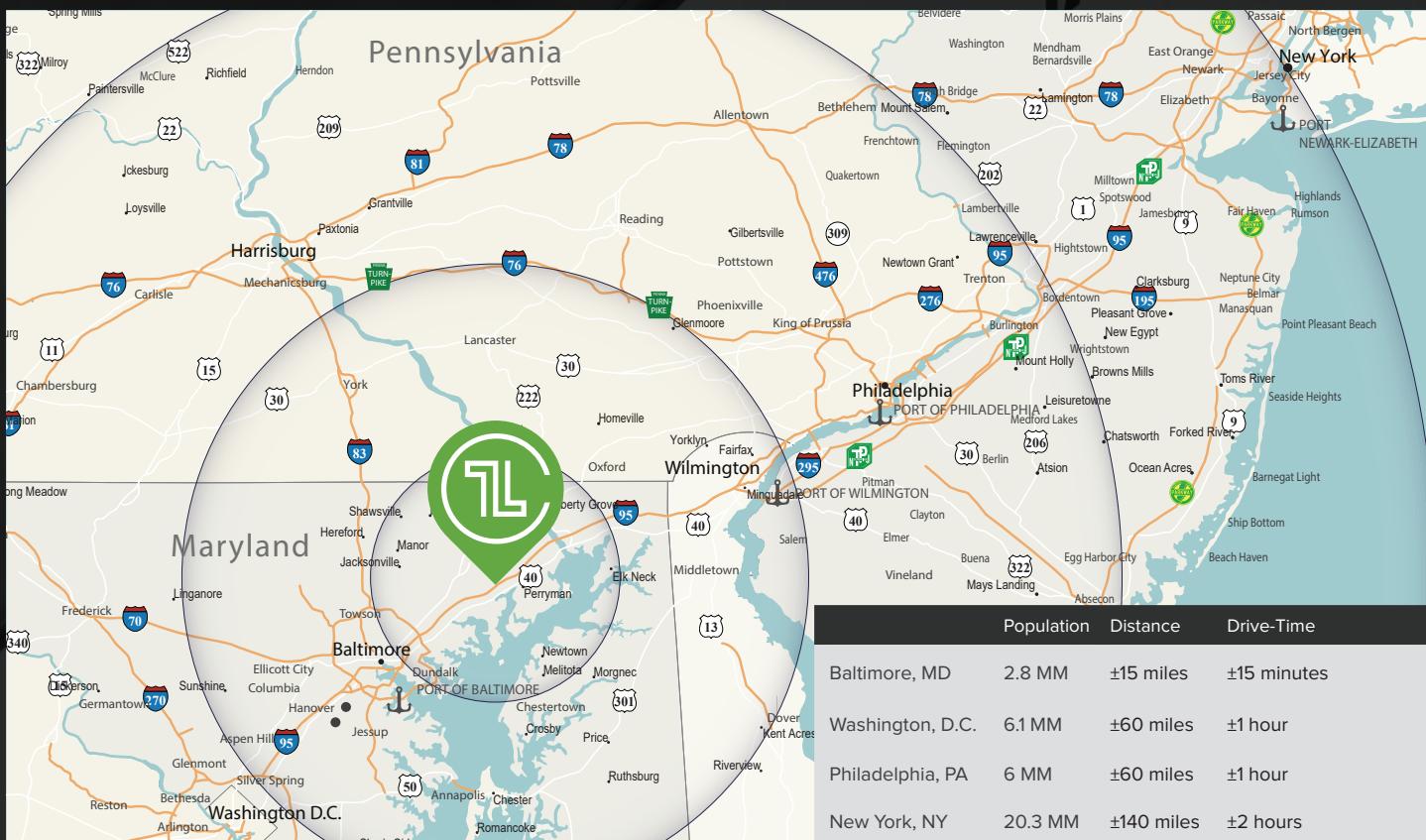
**CBRE**



<b>BUILDING SIZE:</b>	860,000 SF
<b>OFFICE:</b>	2,600 SF Move-in ready
<b>CEILING HEIGHT:</b>	40' Clear
<b>COLUMN SPACING:</b>	52'W x 60'D Speed bays & 52'W x 54'D Interior bays
<b>BUILDING DIMENSIONS:</b>	1,720' Length x 500' Width
<b>CONSTRUCTION TYPE:</b>	Concrete tilt-up wall panels; Textured painted finish
<b>ROOF CONSTRUCTION:</b>	60 mil mechanically attached white TPO roof system
<b>ELECTRICAL SERVICE:</b>	4,000 amp, 277/480 volt, 3-phase electrical service
<b>LIGHTING:</b>	LED High-bay lighting fixtures at ~30 FC, 4 lights per bay
<b>SPRINKLER SYSTEM:</b>	ESFR
<b>HVAC:</b>	Gas-fired, roof-mounted Cambridge heaters
<b>LOADING DOCKS:</b>	(189) 9' x 10' manually operated, insulated sectional overhead door, 4 doors per bay, Cross dock configuration
<b>LOADING EQUIPMENT:</b>	16 dock positions equipped with Poweramp mechanical levelers and 40oz vinyl seals
<b>DRIVE-IN DOORS:</b>	(4) 12' x 14' electrically operated, insulated sectional overhead doors
<b>TRUCK COURT:</b>	130'
<b>ADDITIONAL FEATURES:</b>	<ul style="list-style-type: none"> <li>- Humidity monitoring system to control air flow within building</li> <li>- 13 Patterson HVLS fans at speed-bays</li> </ul>



# Strategic Mid-Atlantic Location



**TOWER LOGISTICS  
CENTER**

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