

6680 Business Parkway

Meadowridge Distribution Center

Elkridge, Maryland 21075

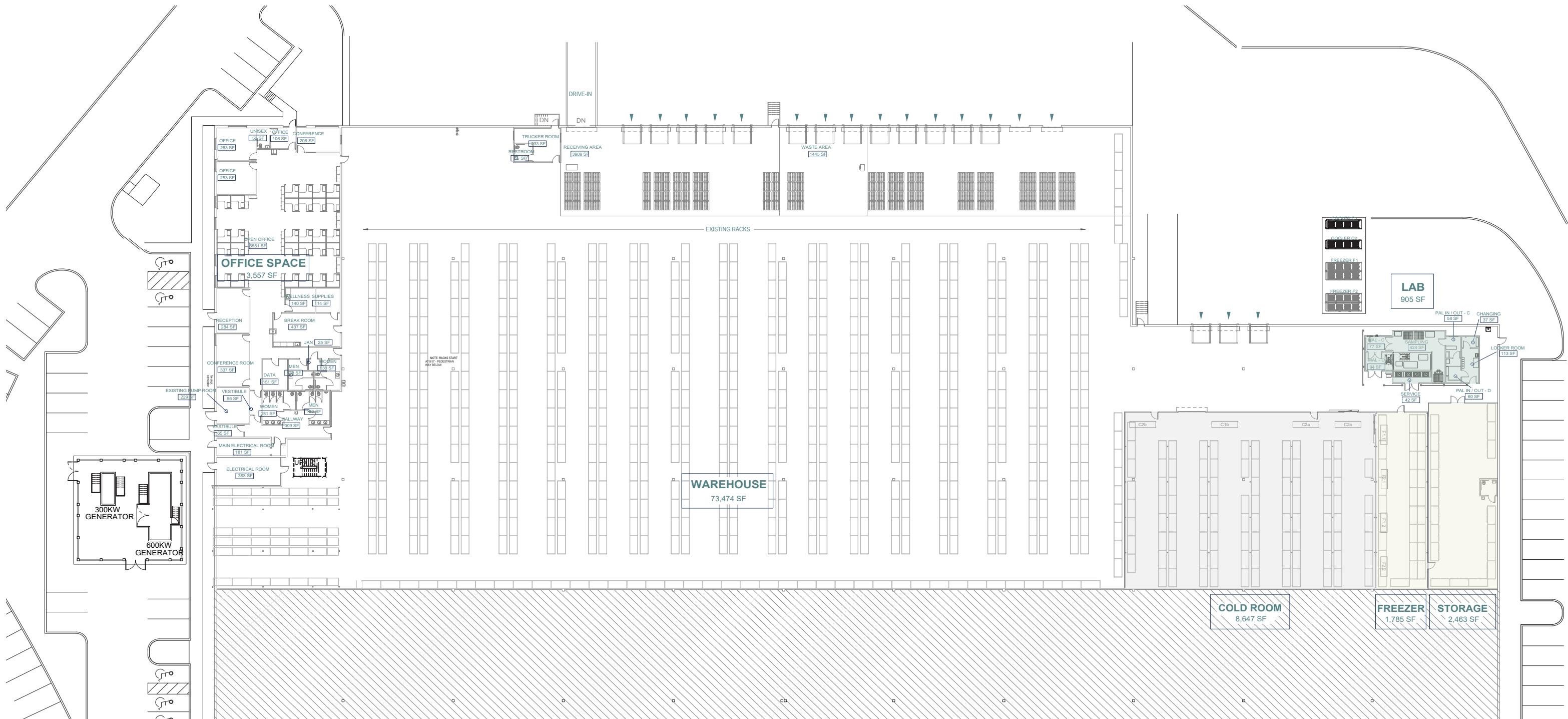
103,182 SF Air Conditioned Warehouse: Sublease through January 31, 2030



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For Sublease



GENERATOR COVERAGE

2000 gallon fuel storage

- 600kw unit supplies: • Storage freezers -70°C • Lab RTU • Cold room 2-8°C • Downflow booth • Freezer -20°
- 300kw unit supplies: • Warehouse RTU (1 - 10) • Exhaust fans • Office RTU and lights

WAREHOUSE

- 73,474 SF
- Fully conditioned
- 10 RTU / 25 tons each
- 70° F set point
- 9100 pallet positions

LOADING

- 18 docks (16 with levelers and seals)
- 1 ramped drive in door (10' w x 12' h)

ELECTRICAL

Main switchboard SB-01:
• 4000amp / 3 phase 277 / 480v

Main switchboard SB-02:
• 3000amp / 3 phase 277 / 480v

LAB

- 905 SF
- Separate people and materials transfer entrances
- Temp / humidity sensors
- Downflow booth with Grade A air and alarming
- EMS system
- HEPA filters

COLD ROOM

- 8,647 SF
- 2-8° C
- 1100 pallet positions

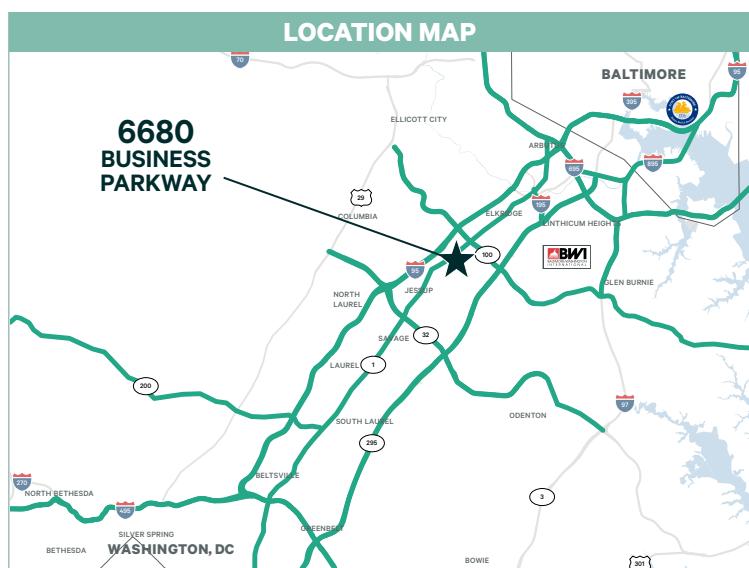
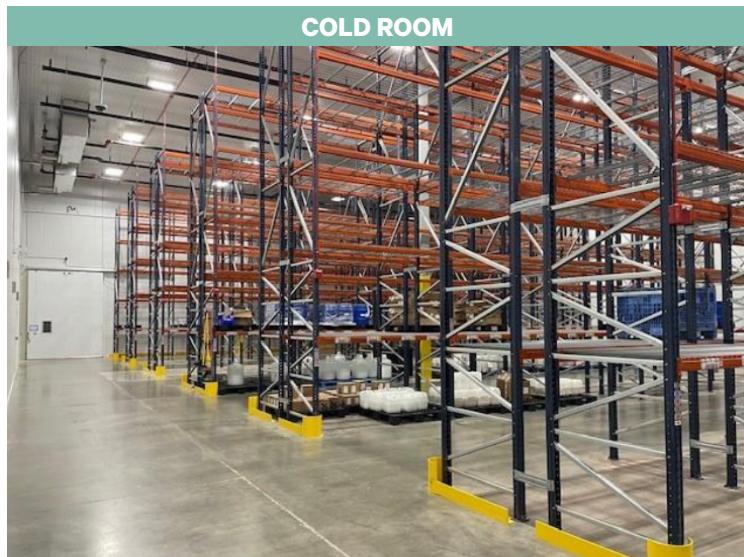
FREEZER / STORAGE AREA

Freezer:

- 1,785 SF
- -20° C
- 200 pallet positions

Storage:

- 2,463 SF
- 25 upright reach-in freezer units
- -70° C



Building Specifications:

- Tilt up concrete construction
- 48'W x 50'D column spacing
- 32' clear ceiling height
- ESFR sprinkler system
- 120' - 150' deep truck court
- 110 ± parking spaces
- Fully fenced site with guard station
- Zoned M1

Contact:

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