

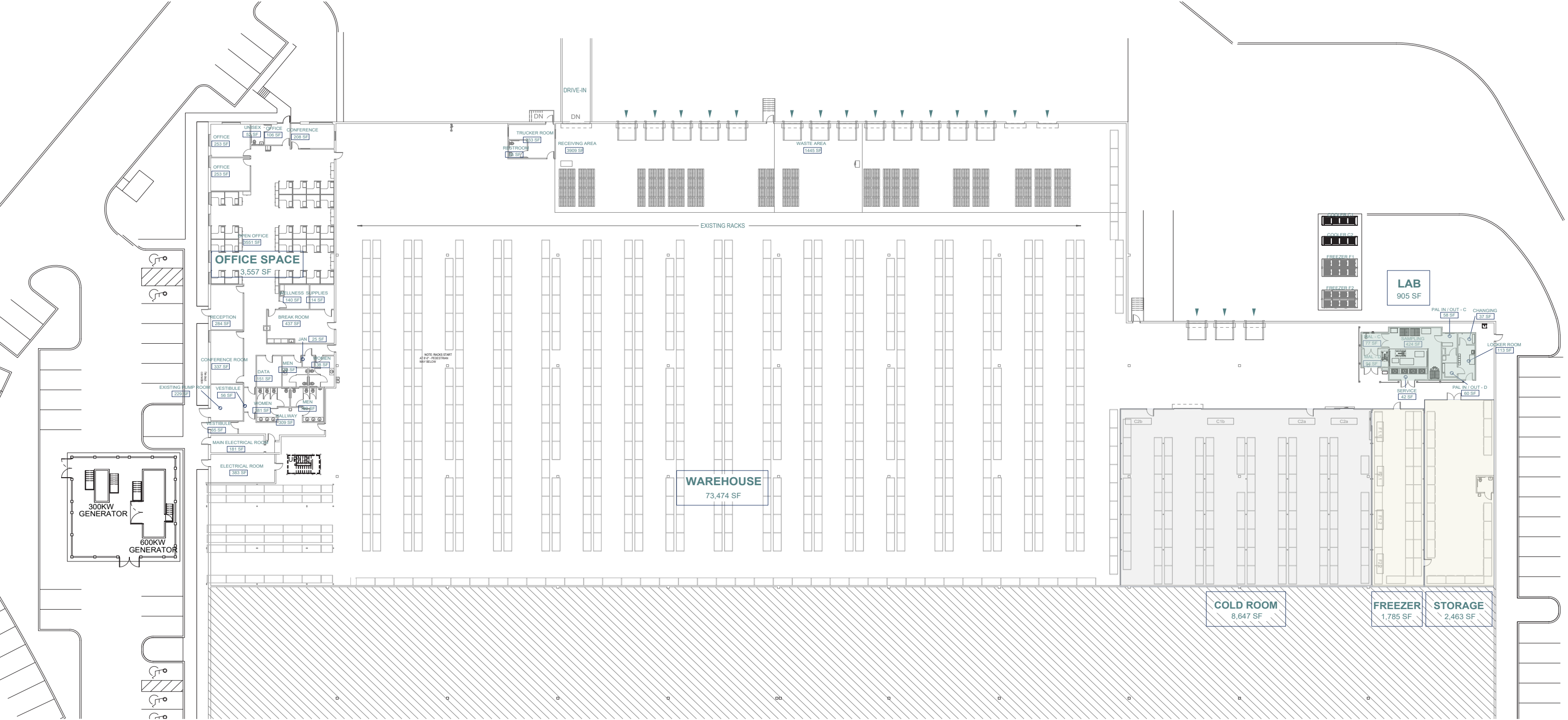
6680 Business Parkway

Meadowridge Distribution Center

Elkridge, Maryland 21075

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





<div><div>GENERATOR COVERAGE</div><div>2000 gallon fuel storage</div><div><div>600kw unit supplies:</div><div><div>• Storage freezers -70°C</div><div>• Lab RTU</div><div>• Cold room 2-8°C</div><div>• Downflow booth</div><div>• Freezer -20°</div></div></div><div><div>300kw unit supplies:</div><div><div>• Warehouse RTU (1 - 10)</div><div>• Exhaust fans</div><div>• Office RTU and lights</div></div></div></div>	<div><div>WAREHOUSE</div><div><div>• 73,474 SF</div><div>• Fully conditioned</div><div>• 10 RTU / 25 tons each</div><div>• 70° F set point</div><div>• 9100 pallet positions</div></div></div>	<div><div>LOADING</div><div><div>• 18 docks</div><div>(16 with levelers and seals)</div><div>• 1 ramped drive in door</div><div>(10' w x 12' h)</div></div></div>	<div><div>ELECTRICAL</div><div><div>Main switchboard SB-01:</div><div><div>• 4000amp / 3 phase</div><div>277 / 480v</div></div><div>Main switchboard SB-02:</div><div><div>• 3000amp / 3 phase</div><div>277 / 480v</div></div></div></div>	<div><div>LAB</div><div><div>• 905 SF</div><div>• Separate people and materials transfer entrances</div><div>• Temp / humidity sensors</div><div>• Downflow booth with Grade A air and alarming</div><div>• EMS system</div><div>• HEPA filters</div></div></div>	<div><div>COLD ROOM</div><div><div>• 8,647 SF</div><div>• 2-8° C</div><div>• 1100 pallet positions</div></div></div>	<div><div>FREEZER / STORAGE AREA</div><div><div>Freezer:</div><div><div>• 1,785 SF</div><div>• -20° C</div><div>• 200 pallet positions</div></div><div>Storage:</div><div><div>• 2,463 SF</div><div>• 25 upright reach-in freezer units</div><div>• -70° C</div></div></div></div>
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COLD ROOM



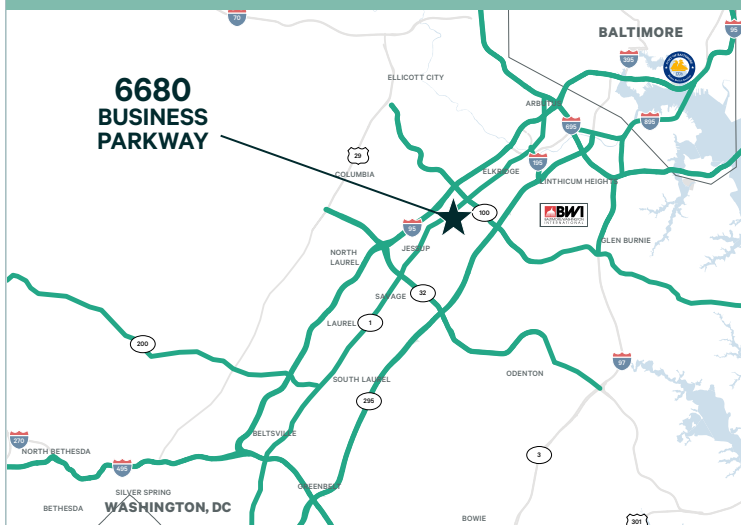
STORAGE WITH UPRIGHT FREEZERS



LAB WITH SAMPLING BOOTH



LOCATION MAP



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

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