



200,000 to 450,000 SF

SUBLEASE AVAILABILITY

Ready For Immediate Occupancy Flexible Term Available thru 2/28/2033





450,0000 SF



42' Clear Height



418 Employee Parking Spaces



22 Dock Doors Expansion Available to 88 total





Depth 320'



Width 1406'



2 Drive in Ramps



119 Trailer Parking Space



Under slab work completed to support optional 20,000 SF Freezer



6,000 amps 480/277v (two, 3,000 amp panels)



One 900 SF shipping office with (3) Restrooms



10,000 SF Spec office Under Construction



Warehouse lighting @ 35 FC

PROPERTY SITE PLAN





INCENTIVES

- Enterprise Zone Real Property Tax Credit: 80% of eligible increase in assessment during first five tax years, decreasing by 10% annually to a 30% credit in the final tax year. The Building will achieve approximately \$2,400,000 in RE Tax savings over 10 year period.
- Foreign Trade Zone Eligible.
- BGE SEED Program: allows qualifying businesses to reduce BGE's utility charges for service extensions and temporarily decreasing energy distribution charges.
 - * A 25% reduction on electric and natural gas distribution and demand charges.
 - * A 75% discount on service extension costs (for businesses that are located in a Maryland enterprise zone).

ONRAMP

KEY DISTANCES



EXCEPTIONAL ACCESS TO INTERSTATE I-695



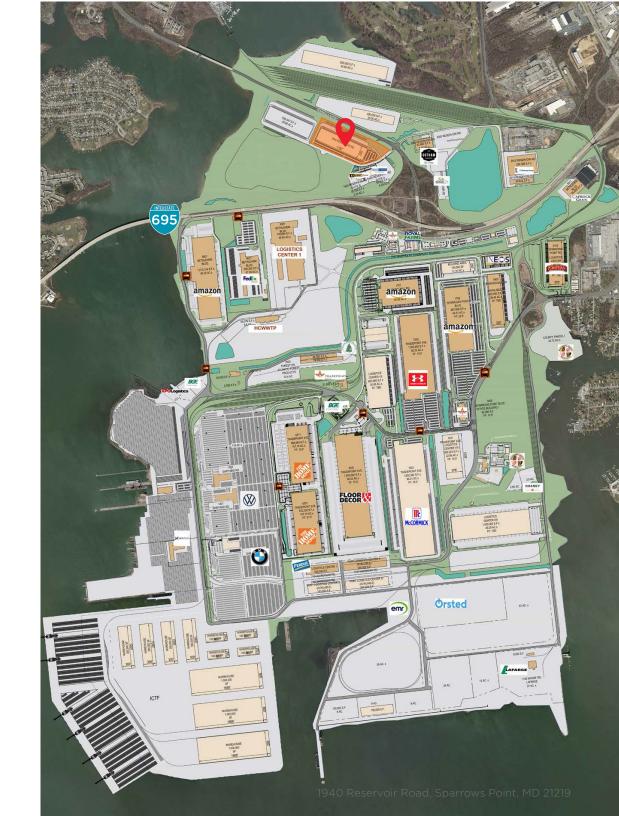
16 MILES TO BALTIMORE INTERNATIONAL AIRPORT



LESS THAN 1 MILE TO 1-695



5.2 MILES TO SEAGIRT TERMINAL, PORT OF BALTIMORE







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