

FOR SUBLEASE

1940 Reservoir Road

Sparrows Point, MD 21219



**CUSHMAN &
WAKEFIELD**

200,000 TO 450,000 SF

SUBLEASE AVAILABILITY

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

BUILDING SPECIFICATIONS



450,000 SF



42' Clear Height



418 Employee
Parking Spaces



22 Dock Doors Expansion
Available to 88 total



ESFR Sprinkler



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

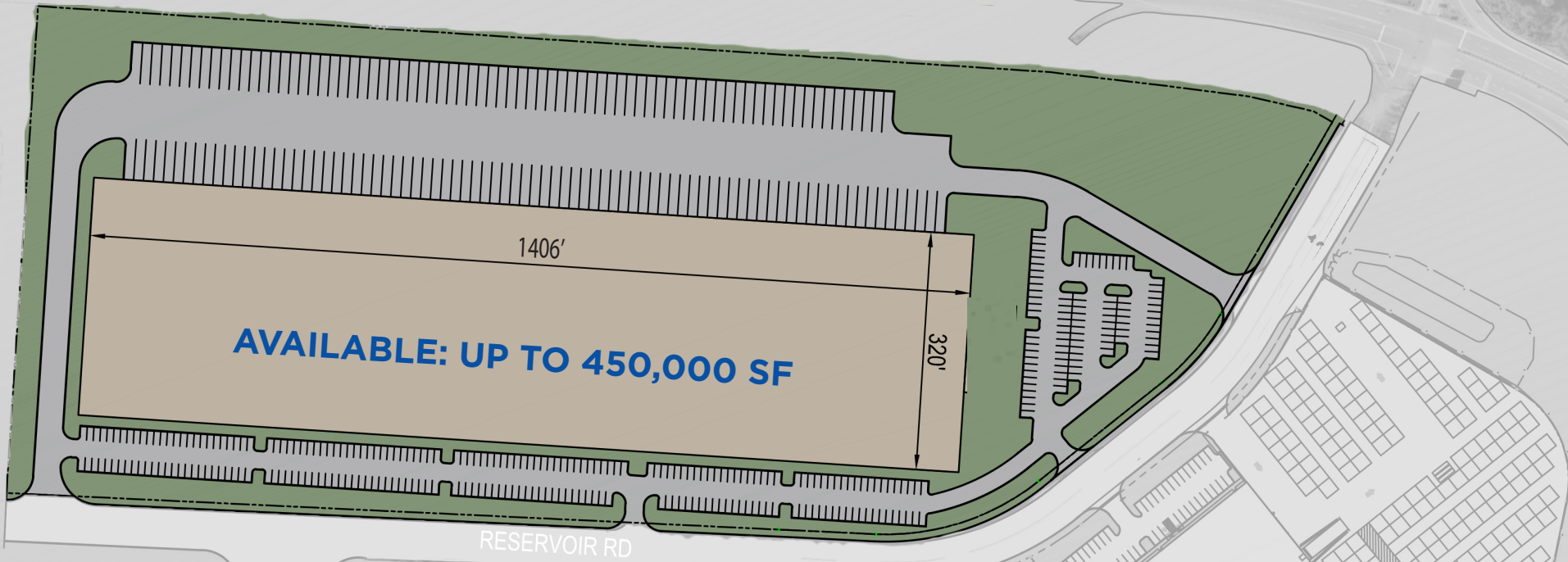


10,000 SF Spec office
Under Construction



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).

I-695 ON RAMP

1940 Reservoir Road, Sparrows Point, MD 21219

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