

10001

FRANKLIN
SQUARE DRIVE



36,118 SF

CLASS A WAREHOUSE SPACE
FOR LEASE - WHITE MARSH, MD

nuveen

CBRE

SPACE FEATURES

+/- 63,418 SF

+/- 4,000 SF office

11 docks, 5 equipped with levelers

28' ceiling height

40'w X 46'd column spacing

ESFR

Gas Fired Air Rotation Units

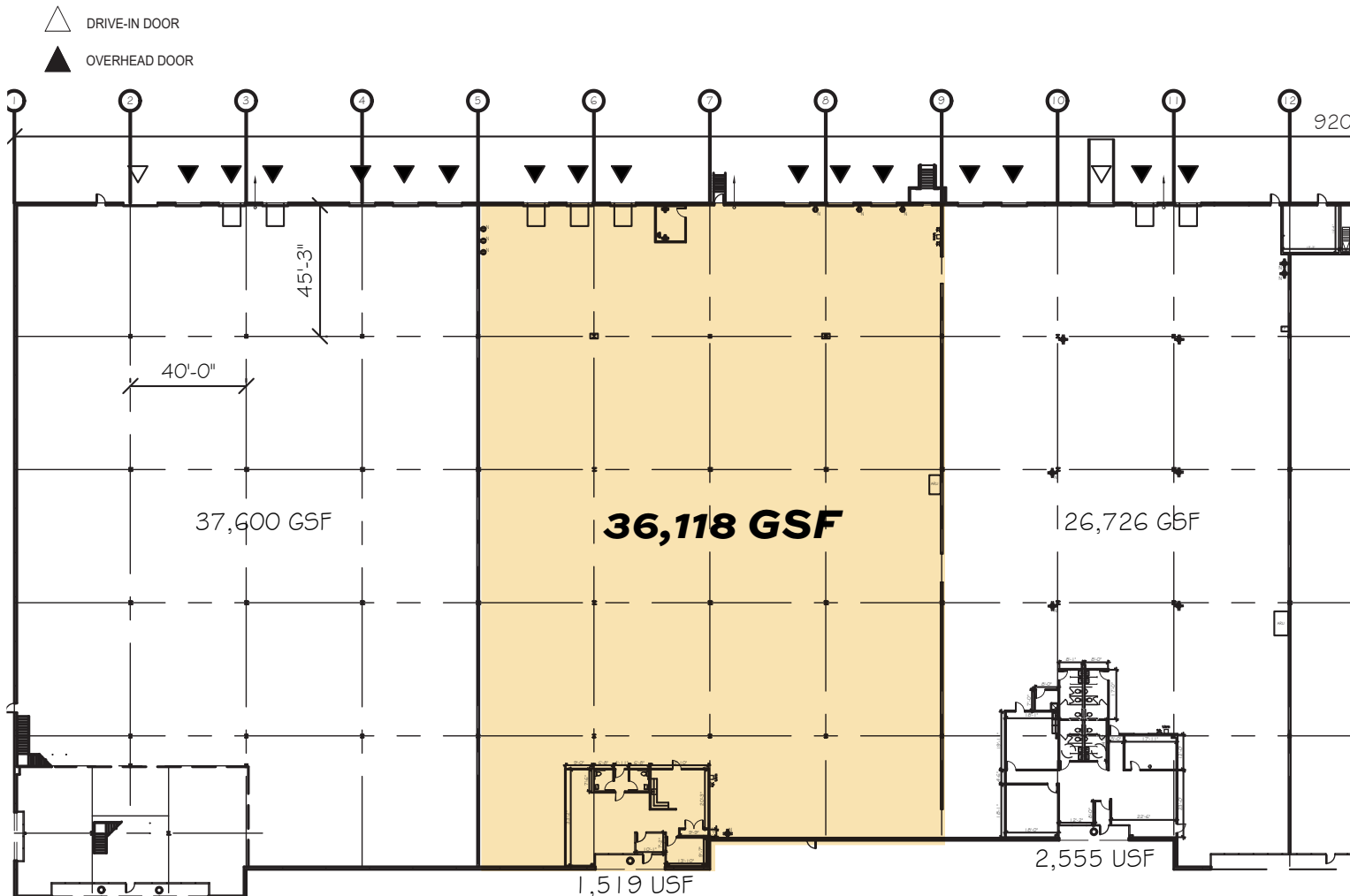
LED lighting to be installed on motion sensors

Zoned M-L (Light Manufacturing)

CLASS A WAREHOUSE

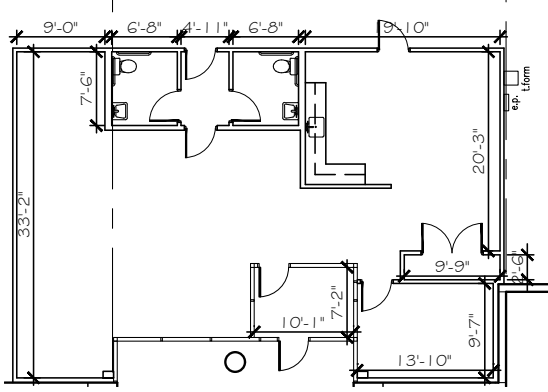
Discover the perfect industrial opportunity in White Marsh, MD.

Located less than 5 minutes from I-95, this expansive warehouse offers 63,418 SF of versatile space. With 4,000 SF dedicated to office facilities, it seamlessly blends workspaces for both production and administration. Boasting 11 docks, including 5 equipped with levelers, and an impressive 40'w x 46'd column spacing, efficiency and accessibility are at the forefront. Zoned M-L (Light Manufacturing), 10001 Franklin Square is primed to accommodate a wide range of operations.

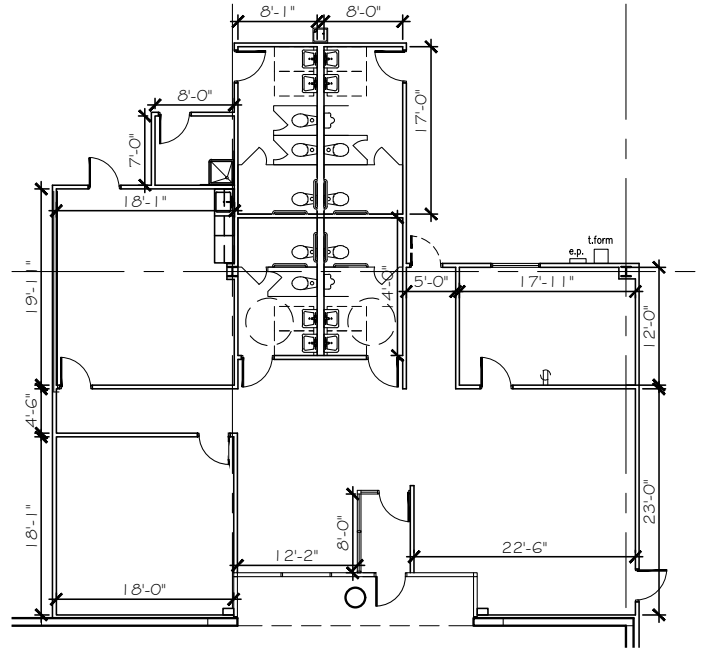


OVERALL

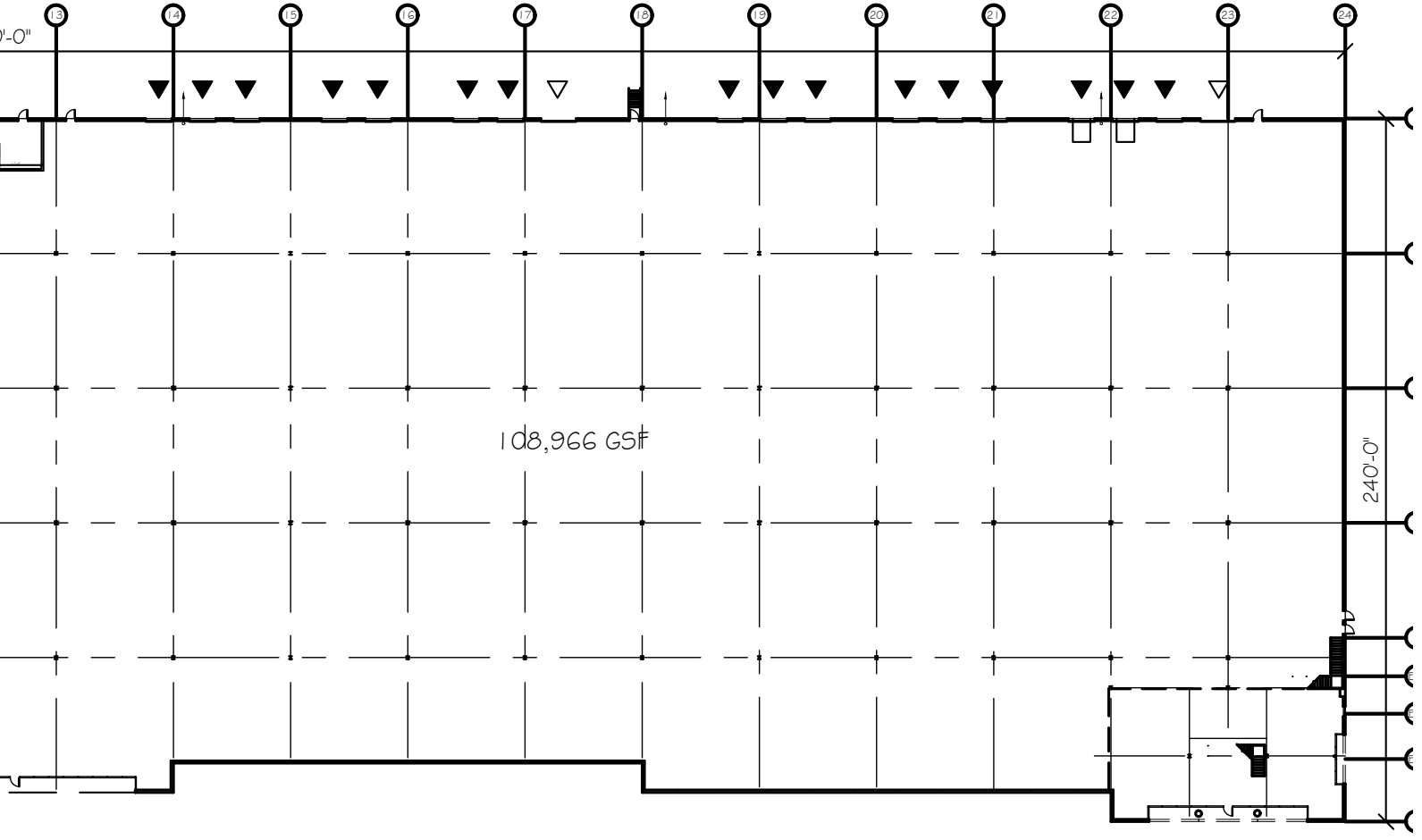
SCALE: 1/64"



OFFICE PLAN - 1,519 USF
SCALE: 1/16" = 1'-0"



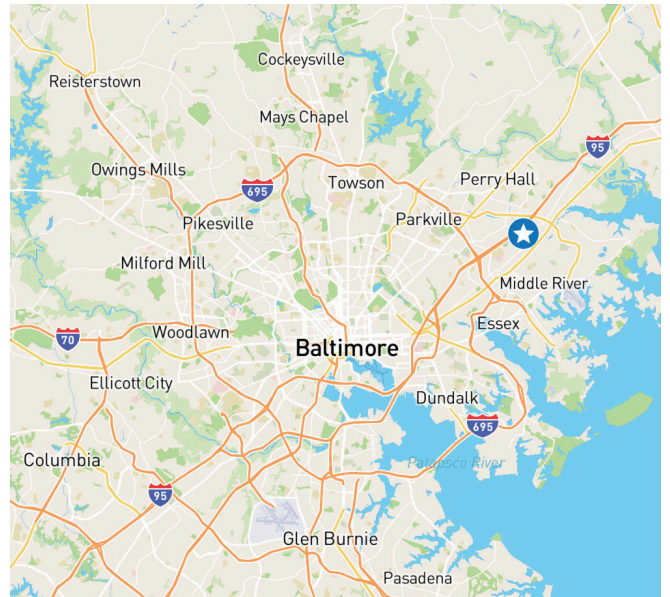
OFFICE PLAN - 2,555 USF
SCALE: 1/16" = 1'-0"



10001

FRANKLIN SQUARE DRIVE

	TRAVEL TIME	TRAVEL DISTANCE
I-95	5 Min	2.5 Miles
US Route 40	6 Min	2.8 Miles
I-695	7 Min	4.3 Miles
Port of Baltimore	20 Min	10.6 Miles



FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

JON CASELLA
Executive Vice President
+1 410 244 3127
jonathan.casella@cbre.com

THOMAS GALVIN
First Vice President
+1 410 244 3115
thomas.galvin@cbre.com

JUSTIN MOHLER
Senior Vice President
+1 410 244 3116
bill.pellington@cbre.com

RIDGELY BOWMAN
Transaction Specialist
+1 410 244 3191
ridgely.bowman@cbre.com

nuveen

CBRE