10001

FRANKLIN SQUARF DRIVE



36,118 SF

CLASS A WAREHOUSE SPACE FOR LEASE - WHITE MARSH, MD

nuveen



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

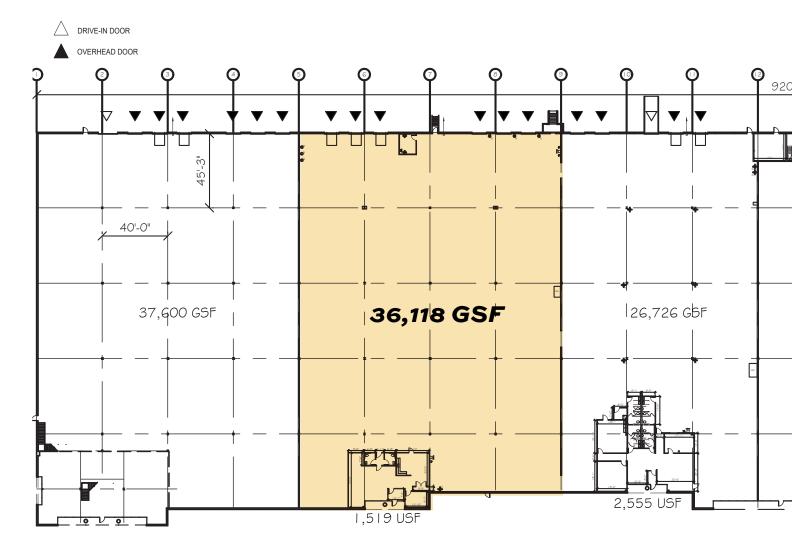
LED lighting to be installed on motion sensors

Zoned M-L (Light Manufacturing)

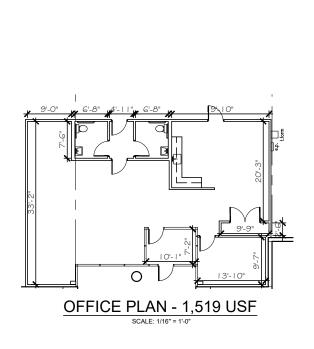
CLASS A WAREHOUSE

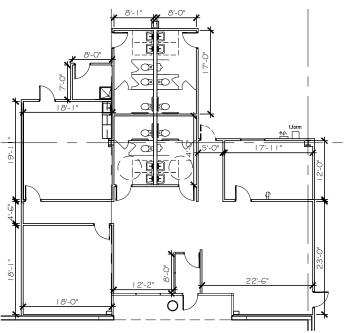
Discover the perfect industrial opportunity in White Marsh, MD.

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 Manufacturings), 10001 Franklin Square is primed to accommodate a wide rage of operations.

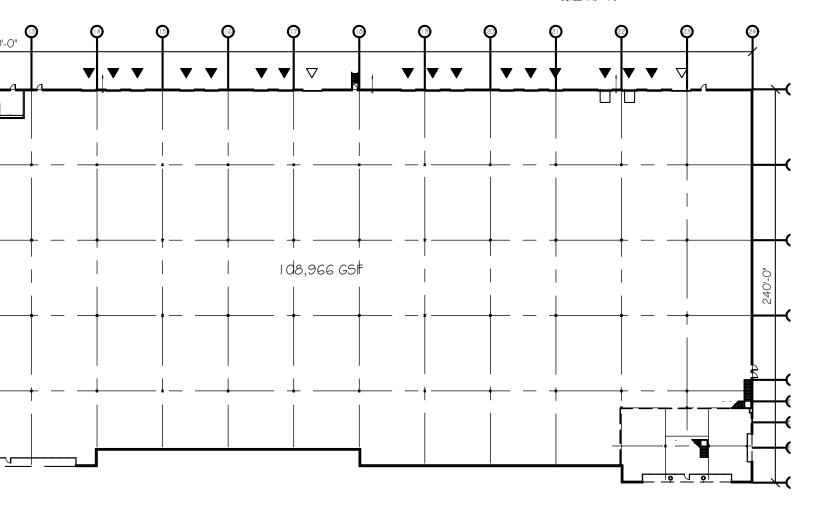








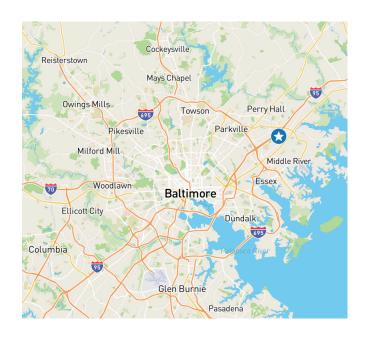
OFFICE PLAN - 2,555 USF
SCALE: 1/16" = 1'-0"







	TRAVEL TIME	TRAVEL DISTANCE
<i>I-</i> 95	5 Min	2.5 Miles
US Route 40	6 Min	2.8 Miles
I-69 5	7 Min	4.3 Miles
Port of Baltimore	20 Min	10.6 Miles



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