

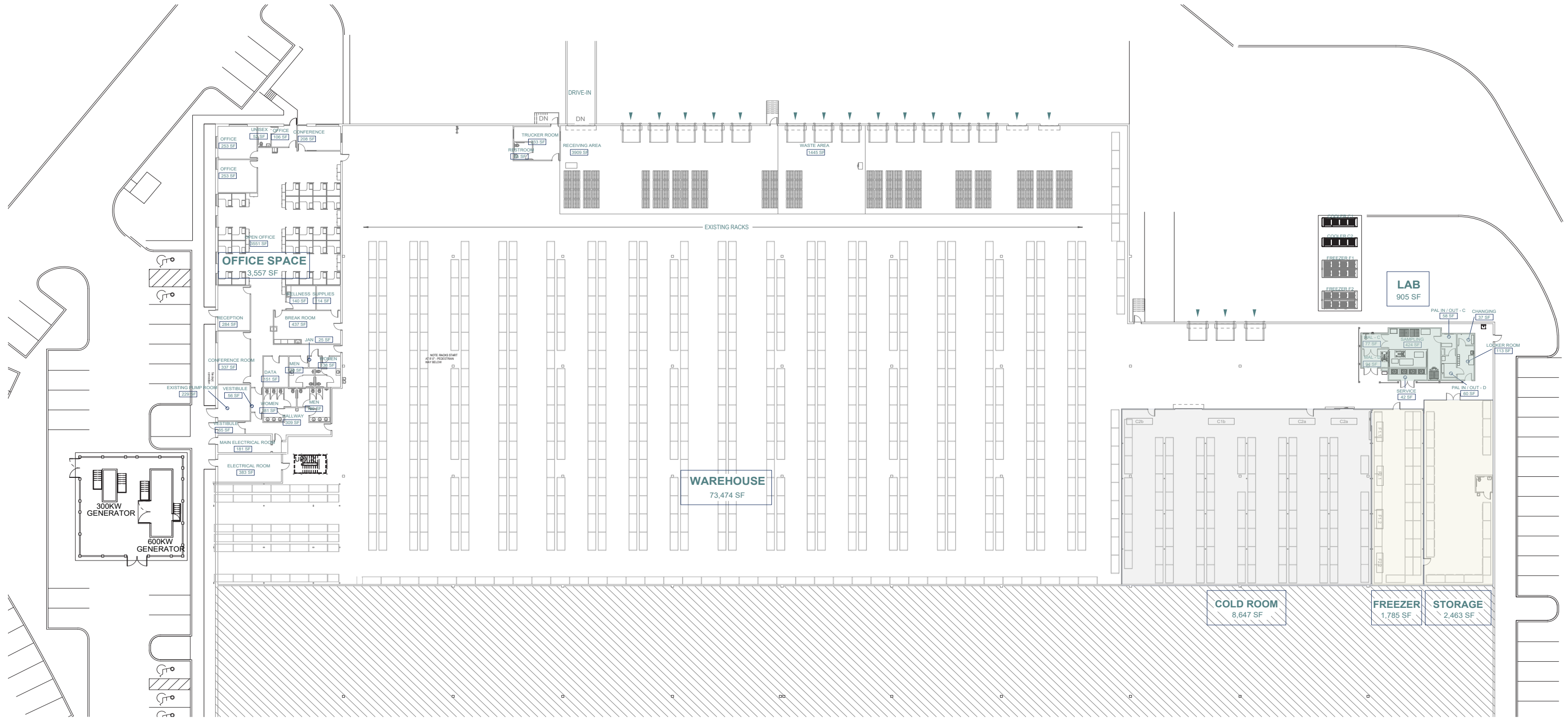
6680 Business Parkway

Meadowridge Distribution Center

Elkridge, Maryland 21075

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





GENERATOR COVERAGE

2000 gallon fuel storage

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| 600kw unit supplies: | 300kw unit supplies: |
| <ul style="list-style-type: none"> Storage freezers -70°C Cold room 2-8°C Downflow booth Freezer -20° | <ul style="list-style-type: none"> Warehouse RTU (1 - 10) Exhaust fans Office RTU and lights |

WAREHOUSE

- 73,474 SF
- Fully conditioned
- 10 RTU / 25 tons each
- 70° F set point
- 9100 pallet positions

LOADING

- 18 docks (16 with levelers and seals)
- 1 ramped drive in door (10' w x 12' h)

ELECTRICAL

- Main switchboard SB-01:**
- 4000amp / 3 phase 277 / 480v
- Main switchboard SB-02:**
- 3000amp / 3 phase 277 / 480v

LAB

- 905 SF
- Separate people and materials transfer entrances
- Temp / humidity sensors
- Downflow booth with Grade A air and alarming
- EMS system
- HEPA filters

COLD ROOM

- 8,647 SF
- 2-8° C
- 1100 pallet positions

FREEZER / STORAGE AREA

- | | |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Freezer: | Storage: |
| <ul style="list-style-type: none"> • 1,785 SF • -20° C • 200 pallet positions | <ul style="list-style-type: none"> • 2,463 SF • 25 upright reach-in freezer units • -70° C |

COLD ROOM



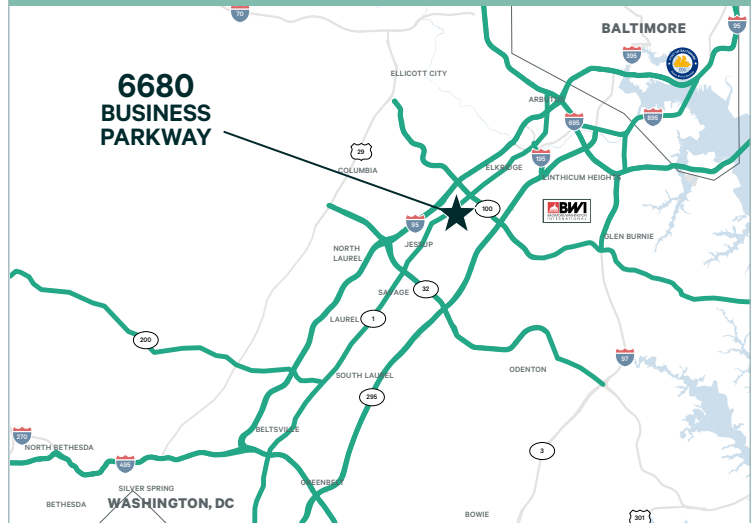
STORAGE WITH UPRIGHT FREEZERS



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

Contact:

Michael Elardo
Executive Vice President
410 244 3128
michael.elardo@cbre.com

Jared Ross
First Vice President
240 994 6477
jared.ross@cbre.com

Frank Graybeal
Executive Vice President
301 215 4114
frank.graybeal@cbre.com

Kevin Reap
Senior Vice President
301 215 4109
kevin.reap@cbre.com