

MID-ATLANTIC

COMMERCE CENTER

7600 ASSATEAGUE DRIVE / JESSUP / MARYLAND

±305,769 SF

CLASS A INDUSTRIAL WAREHOUSE



SITE DETAILS

CLASS A WAREHOUSE 305,769 SF – AVAILABLE

Mid-Atlantic Commerce Center is a premier logistics center located in the heart of the Baltimore-Washington corridor.

BUILDING SPECIFICATIONS

Building area:
±805,000 SF logistics center;
305,769 SF available

Dimensions:
597' wide x 536' deep

Main office:
±6,000 SF

Sprinkler:
ESFR

Column spacing:
42' x 52'

Clear height:
32'

Roof:
2017

Lighting:
LED

Full Renovation:
2017



SITE DETAILS

3,000

ELECTRICAL POWER

Power:
3,000 amps, 277/480v,
3-phase power

51/3

LOADING AREA

Two-sided loading:
51 dock doors

Grade level:
3 oversized drive-in
doors

66/40

PARKING

Trailer parking:
66 trailer drops

Parking:
– 40 vehicle parking
stalls
– 140' & 130' truck
courts

I-95/I-695

ACCESS

Immediate access to
I-95, I-695, I-495 and
Routes 175 and 100

10 miles to Baltimore
Washington Thurgood
Marshall Airport

15 miles to the Port of
Baltimore

24/7

SECURITY

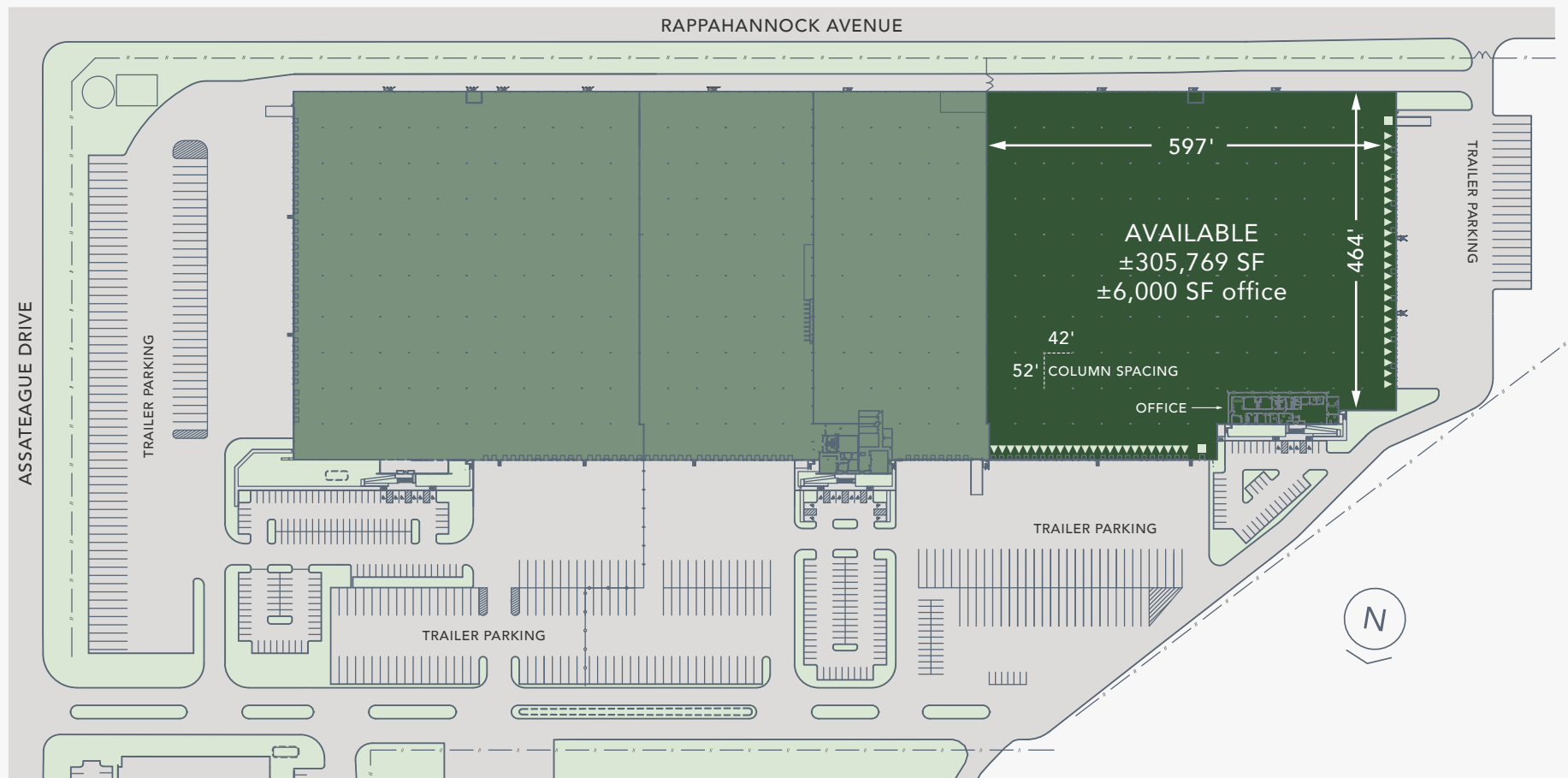
Fully fenced and secured
with guard shack



SITE PLAN

305,769 SF AVAILABLE
WITH $\pm 42'$ x $\pm 52'$
COLUMN SPACING

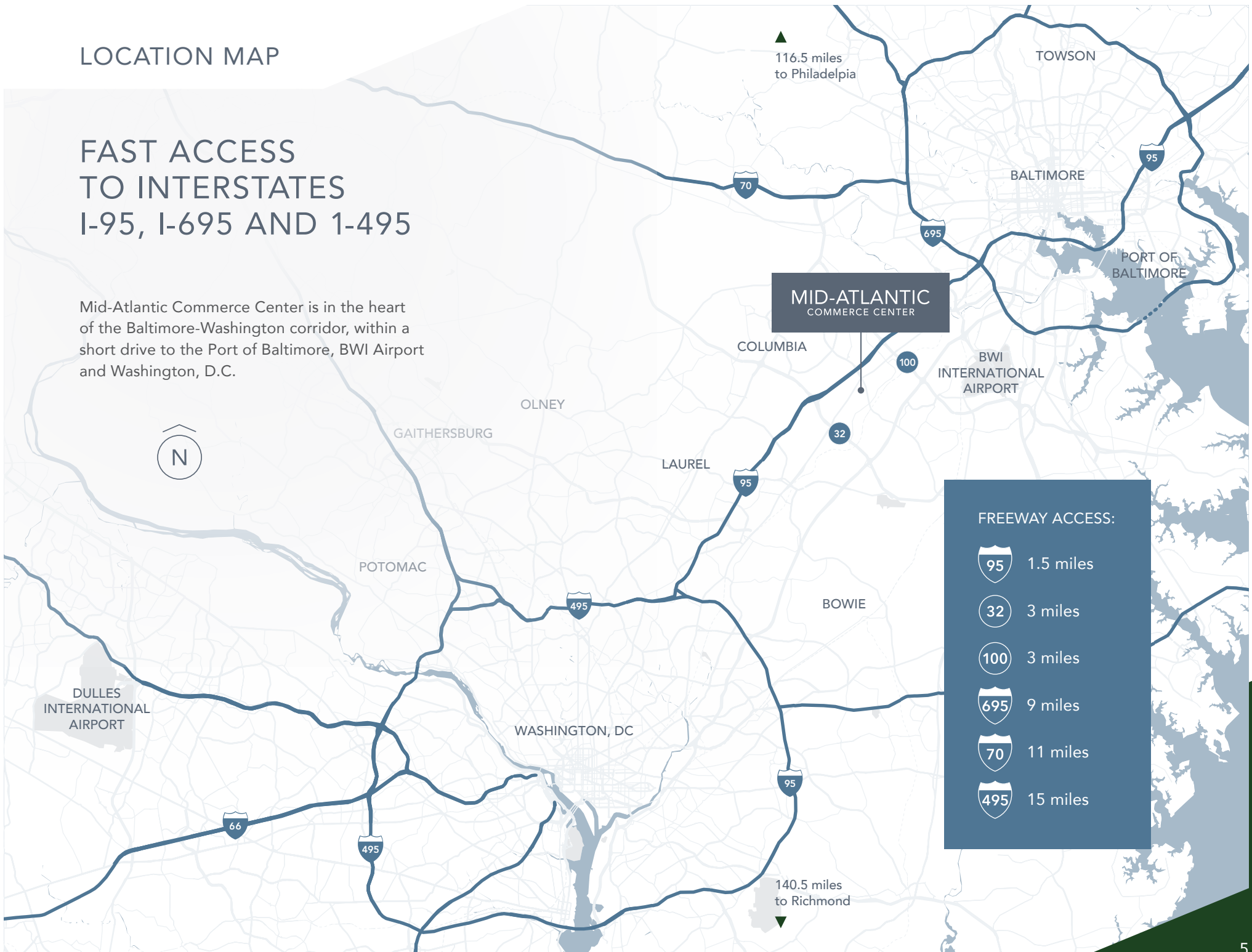
Dock High Doors ▲
Grade Level Loading Doors ■



LOCATION MAP

FAST ACCESS TO INTERSTATES I-95, I-695 AND I-495

Mid-Atlantic Commerce Center is in the heart of the Baltimore-Washington corridor, within a short drive to the Port of Baltimore, BWI Airport and Washington, D.C.



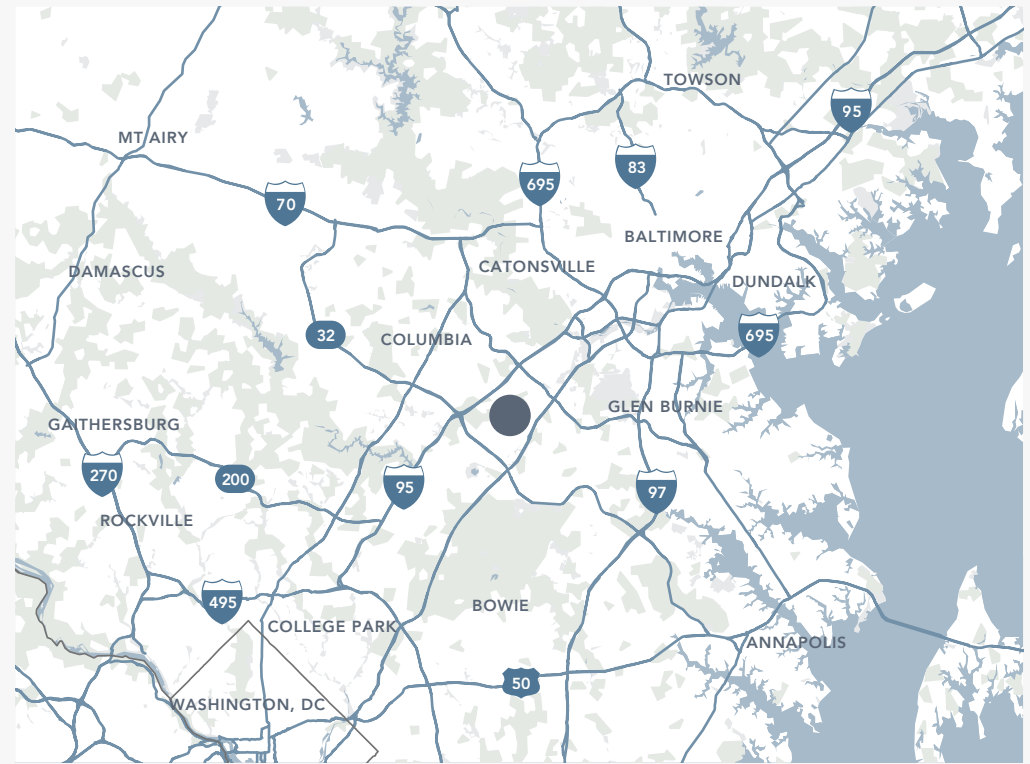
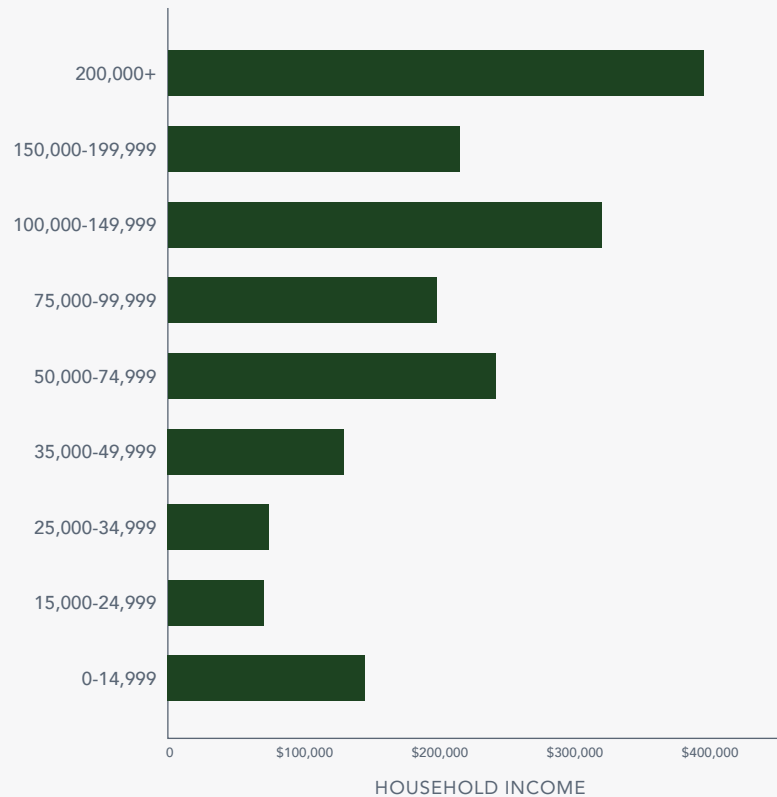
CORPORATE NEIGHBORS



AN ESTABLISHED
BUSINESS LOCATION
HOME TO BIG BRANDS

DEMOGRAPHICS

A POPULATION OF
4,549,821 WITHIN A
45 MINUTE DRIVE TIME



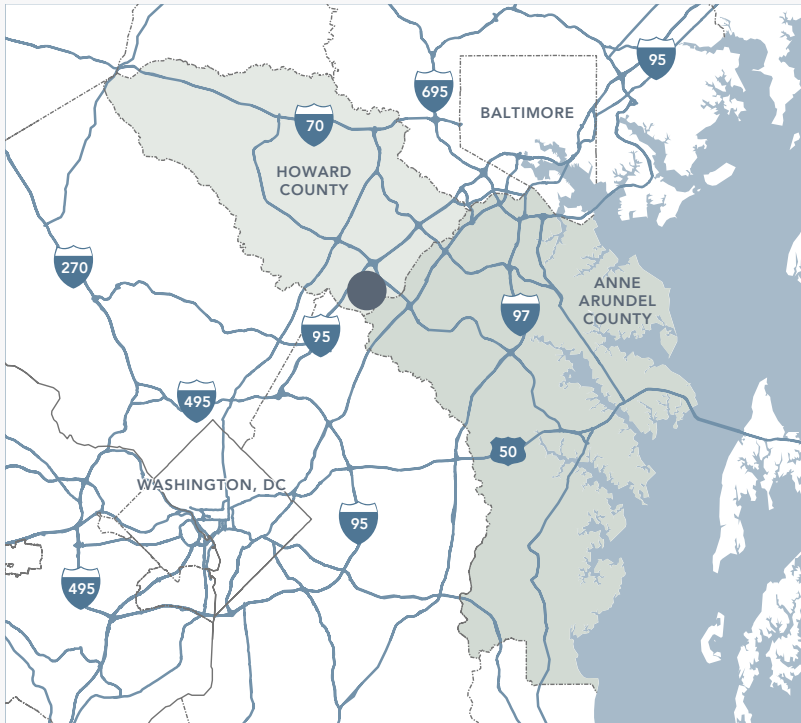
2025 Demographics within a 45-min drive time

- | | | |
|---|--|---|
| • Population
4,549,821 | • Millennial
26.44% | • Baby Boomer
17.78% |
| • Households
1,773,374 | • Gen Z
22.7% | • Gen X
18.94% |
| • Median Household Income
\$103,859 | • Blue Collar Labor Total
284,701 | • Spent \$500+ on online orders in past 6 months
47.77% |
| • Working-Age Population
2,825,073 | • Blue Collar Labor Percentage
11.6% | • Ordered any item online in past 6 months
87.34% |

LABOR DEMOGRAPHICS

A WORKING AGE POPULATION OF 2.8+ MILLION WITHIN A 45 MINUTE DRIVE TIME

Roughly 62% of the population (2.8+ million people) falls within the working age range (16-64), providing a large labor pool for industrial and logistics businesses.

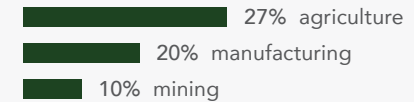


Howard/Anne Arundel Counties in isolation:

934,563

Total population of approximately 934,563 with a labor force of 506,428.

Key employment sectors



94.3%

94.3% have at least a high school diploma, 27.2% have a bachelor's degree, and 25.5% have a graduate degree or higher.

Key employment sectors in Howard and Anne Arundel Counties include agriculture (27%), manufacturing (20%), and mining (10%), adding to the area's top growing industries of government and healthcare, reflecting a mix of highly skilled and blue-collar labor.

Within a 45-minute drive:

Blue Collar Labor:

The region has a growing pool of blue collar labor, including Farm and Fish Forestry, Construction/Extraction, Production, and Transportation/Moving fields at 11.6% of the total population.

Accessibility:

Howard and Anne Arundel Counties are strategically located central to Baltimore and Washington, DC via major transport corridors (I-95, I-495, I-695, I-70) and a short drive to the Port of Baltimore, attracting logistics-dependent industries and creating a robust labor market for industrial businesses.

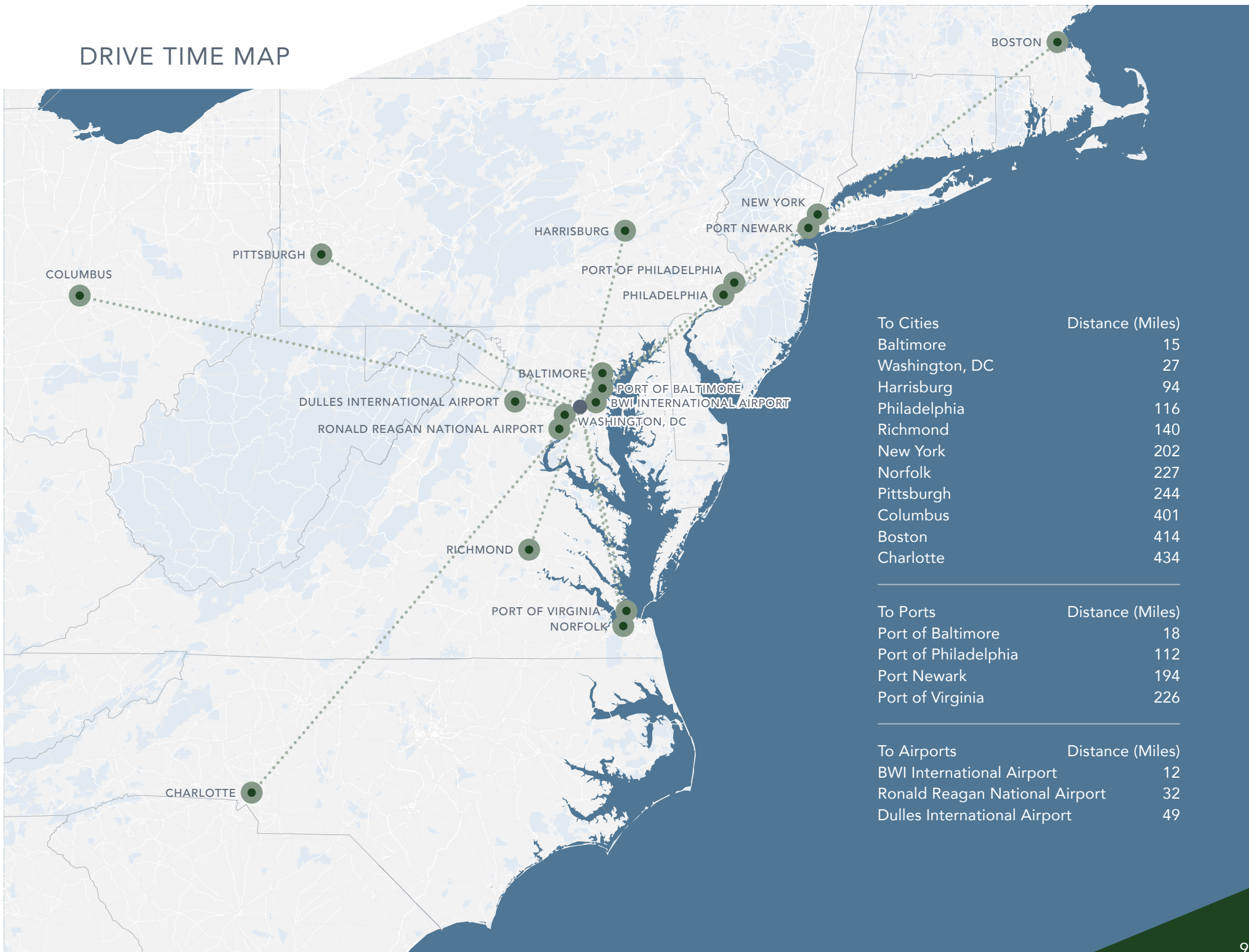
Higher Education:

49.94% of the total population hold a bachelor's degree or higher, fueled by access to education institutions in both Washington, DC and Baltimore.

Diversified Industrial Base:

The employment data reflects a well-balanced industrial ecosystem across construction, manufacturing, wholesale, and warehousing sectors. This diversification provides stability and reduces dependence on any single industry, creating a more resilient employment landscape.

DRIVE TIME MAP



MID-ATLANTIC

COMMERCE CENTER



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