

5501 Pennington Avenue

Baltimore, MD 21226



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PROPERTY DESCRIPTION

Situated on the corner of Pennington Avenue and Birch Street in Curtis Bay, 5501 Pennington Avenue, which formerly served as the Origin Americas Headquarters, consists of multiple free-standing buildings constructed at various times, measuring 140,325 (+/-) square feet in total. Comprised of four individual tax parcels on 41 (+/-) acres, the Property is in an Opportunity Zone, and eligible for multiple Economic Incentives. Zoned M-1 and I-2, 5501 Pennington Avenue offers a unique opportunity for prospects to lease prime marine industrial land and buildings in the land-constrained Baltimore-Washington Corridor, with direct access to the Port of Baltimore waterways, CSX Railway, I-895, I-95, I-695.

OFFERING SUMMARY

Available Land (Total):	Up to 25 Acres (+/-)
Available Land (Contiguous):	Up to 14 Acres (+/-)
Available Space:	73,000 SF (+/-)
Property Size (4 parcels):	41 Acres (+/-)
Lease Rate:	Case by Case Proposals



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WAREHOUSE, SHED & INDUSTRIAL OUTDOOR STORAGE ("IOS")

The warehouse and shed can be leased together or separately with the versatility to include as much or as little additional acreage as needed for operations. Abundant exterior area available **from approximately 1 to 25 acres**.

DIRECT WATER & RAIL ACCESS

Property offers direct access to Curtis Creek and CSX Rail. Primary pier handles barges and/or vessels with maximum length of 640 feet. Maximum draft of 24' at low tide. Secondary pier available for tugboat dockage (in need of repair). Single spur into site transitions to double spur adjacent to warehouse and shed for additional stacking for 8 railcars.

SHED

- 47,082 (+/-) Square Feet situated contiguous to Primary pier with adjacent rail spur siding.
- Double rail spur immediately adjacent to shed.
- Large Drive-in Access, lighted, unheated and exposed to the elements. 40' (+/-) to 60' (+/-) Clear Height and Broad Span.
- Previously leased by Perdue Agribusiness for storage and distribution of soybean, soymeal via barge and truck.
- Ideal for inbound and outbound bulk material handling, tipping, storage and distribution.

WAREHOUSE

- 16,000 (+/-) Square Feet on .50 (+/-) acres situated close to Primary pier with adjacent rail spur siding.
- Double rail spur immediately adjacent to warehouse.
- Front-loaded with 7 Docks and 1 Drive-in (varying door dimensions).
- 15' (+/-) Clear Height and Clear Span.
- Can be leased short-term in "as is" cold, dark condition.
- 480 volt, 3-phase electric in place.

STORAGE BUILDING

- 10,725 (+/-) SF on .50 (+/-) acres situated close to rail spur and across from warehouse.
- Fenced yard, Drive-in access. Can be leased in "as is" cold, dark condition.

TANKAGE

- Ground lease or B-T-S for credit tankage tenants to be considered.

UTILITIES

- 1900 AMPS covers all areas except for asphalt plant and 1M gallon tank farm (serviced by 1200 AMP primary power)

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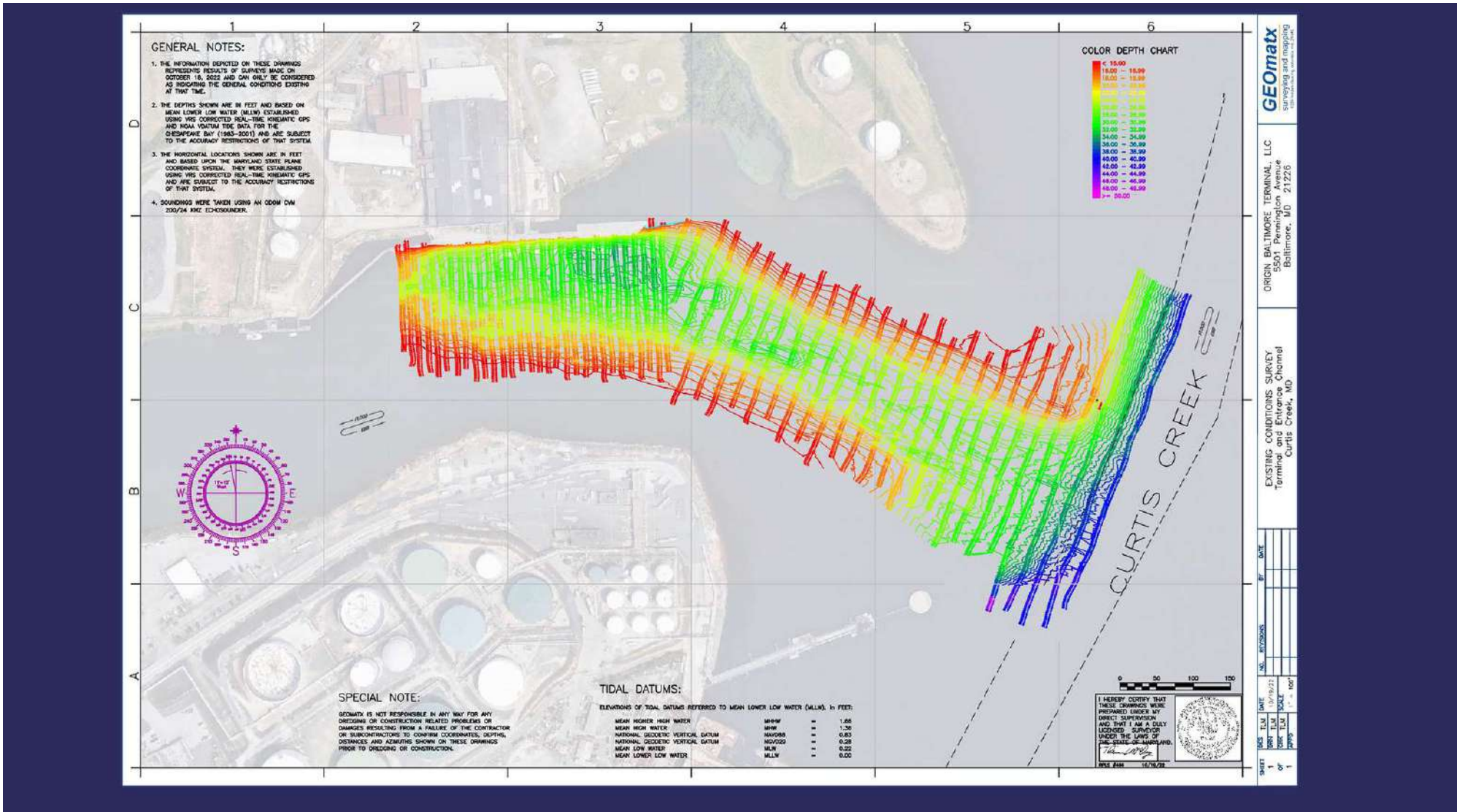
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Additional Photos



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