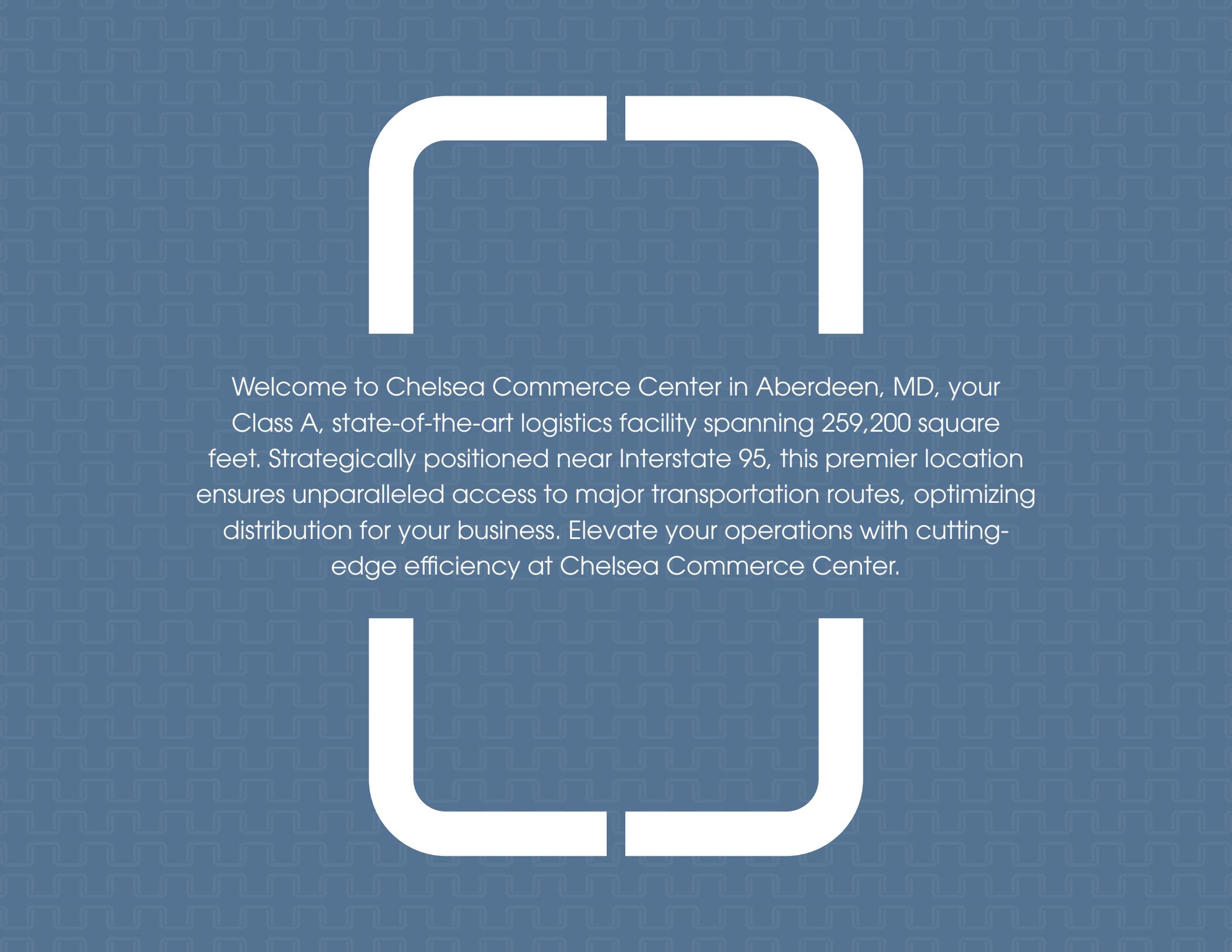


NAI Klnb



## CHELSEA COMMERCE CENTER

755 CHELSEA ROAD, ABERDEEN, MD 21001



Welcome to Chelsea Commerce Center in Aberdeen, MD, your Class A, state-of-the-art logistics facility spanning 259,200 square feet. Strategically positioned near Interstate 95, this premier location ensures unparalleled access to major transportation routes, optimizing distribution for your business. Elevate your operations with cutting-edge efficiency at Chelsea Commerce Center.

# BUILDING SPECIFICATIONS



**Building Size:**  
259,200 SF (1,080' x 240')  
Minimum Size - ±25,920 SF  
\*Office ±3,000 SF



**Loading:**  
71 docks (9' x 10')  
Dock Levelers (25,000 lbs)  
Bumpers + Shelters  
3 Drive-ins (12' x 14')



**Clear Height:**  
32'



**Power:**  
2,500 amps



**Construction:**  
Tilt-up



**Zoning:**  
GI (General Industrial)



**Column Spacing:**  
54' w x 60' d



**Heat:**  
Gas (10 Rooftop units)



**Truck Court:**  
175'



**Floor:**  
Slab 7"



**Trailer Drops:**  
88



**Sprinkler:**  
ESFR



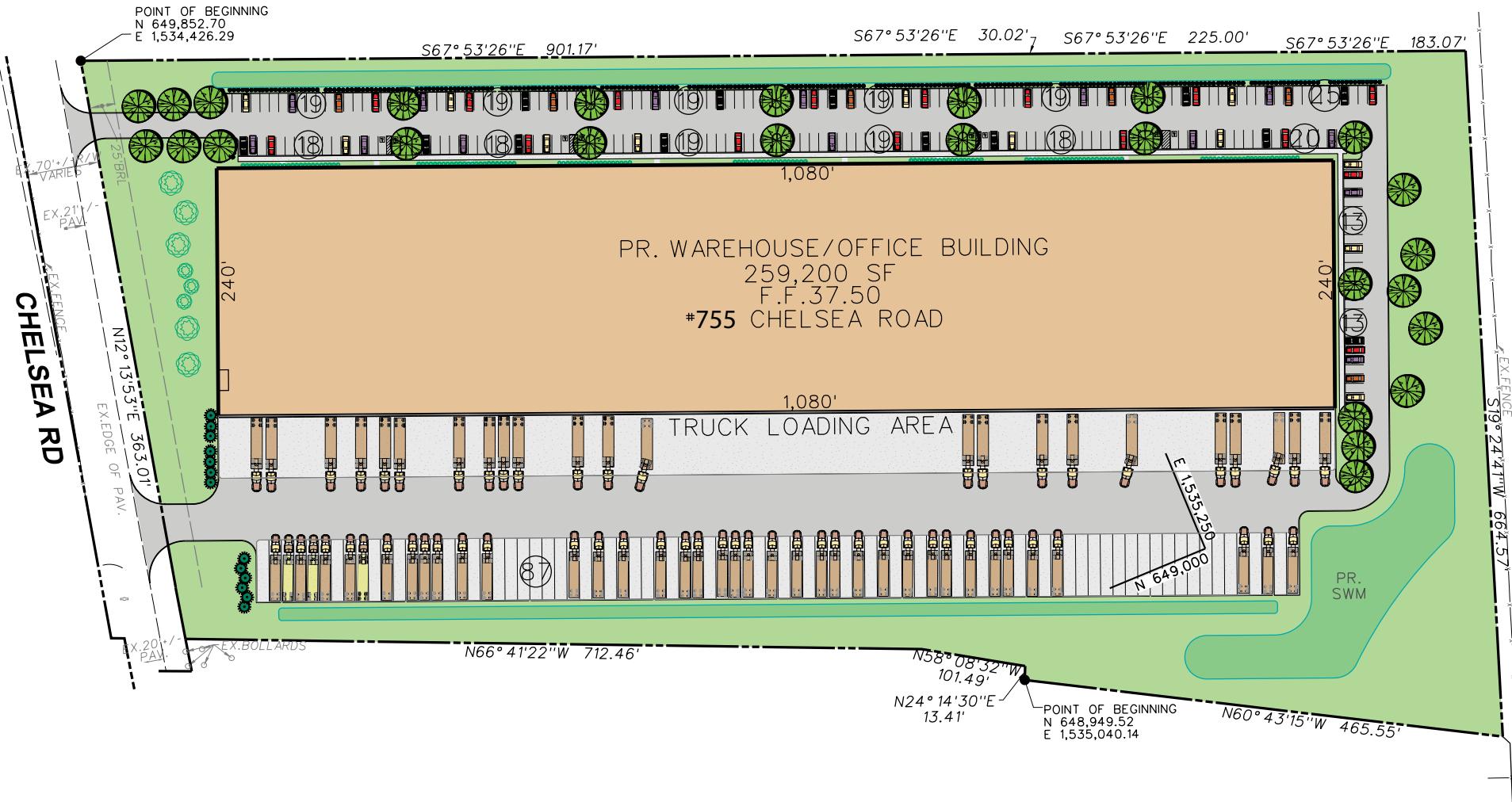
**Auto Parking:**  
258



**Lighting:**  
TBD



# SITE PLAN



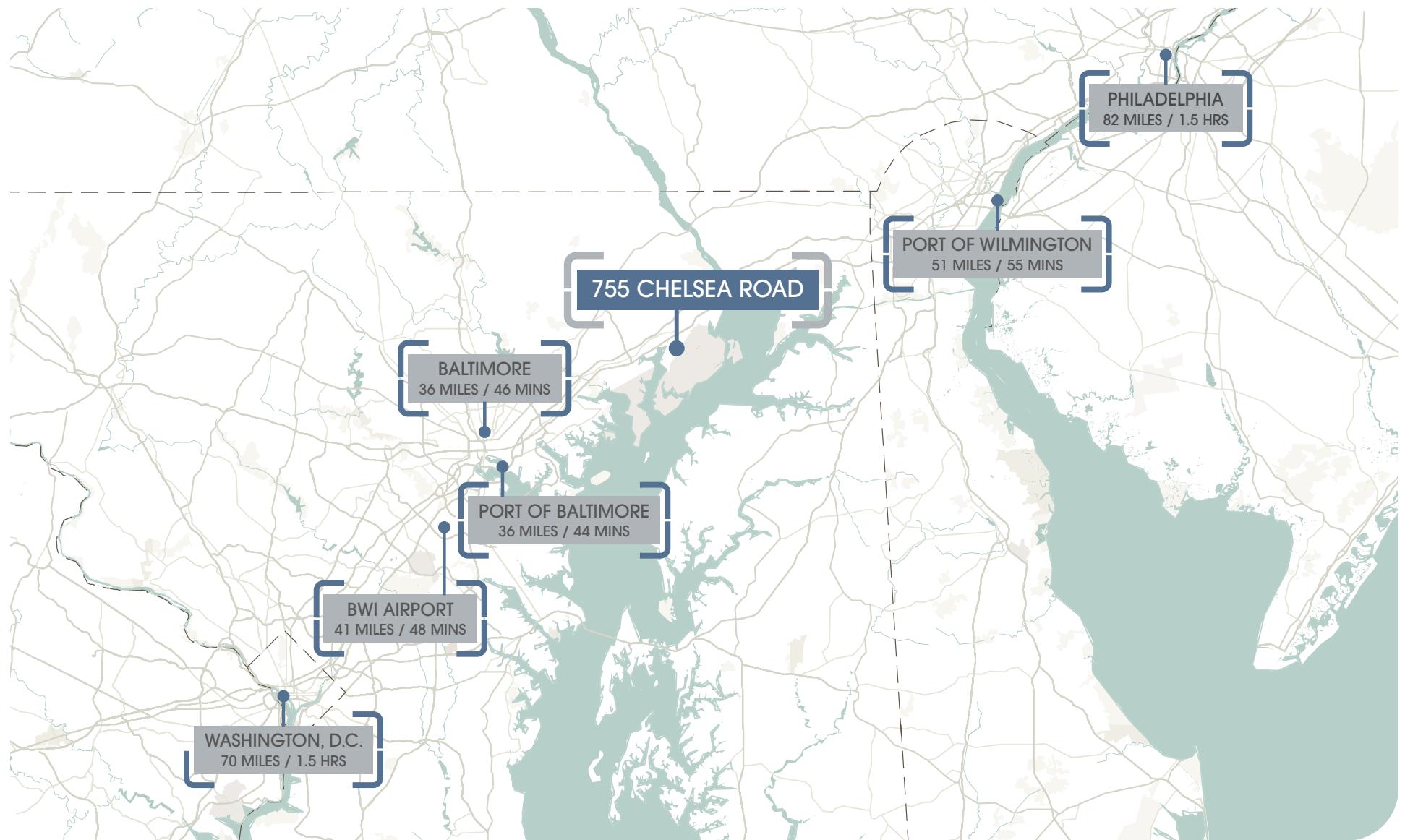
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# REGIONAL MAP



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# ENTERPRISE ZONE TAX CREDIT

The EZ program provides real property and state income tax credits for businesses located in a Maryland enterprise zone in return for job creation and investments.

## BENEFITS

### Income Tax Credits

#### The General Income Tax Credit

The one-time \$1,000 tax credit for each qualified new employee filling a newly created position in an enterprise zone, or one-time, \$1,500 credit for each qualified new employee in an enterprise zone focus area.

#### The Income Tax Credit for Economically Disadvantaged Employees

A 3-year period tax credit for each qualified new economically disadvantaged employee, earned at the following amounts:

- Year 1: \$3,000
- Year 2: \$2,000
- Year 3: \$1,000

### Real Property Tax Credit

A 10-year tax credit against a portion of the County real property tax liability. The tax credit is applied to the taxes generated from the increase in the property tax assessment resulting from the recent capital improvements made by landlord to the property (the "increased assessment"). The amount of credit is in the form of an abatement of 80% of taxes stemming from the increased assessment in each of the first 5 years following completion of the capital improvements; and the credit/abatement decreases 10% per year thereafter (70%, 60%, 50%, 40%, 30%) for the subsequent 5 years.

## Eligibility

Business must either (1) make an investment in capital improvements, or (2) hire new employees.

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PLEASE CLICK HERE FOR PROPERTY WEBSITE



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