

FOR SUBLEASE

5250 Holabird Avenue

Baltimore, MD 21224

REDUCED RENTAL RATE



244,304 SF Available

(Divisible to 117,166 SF)

Sublease Term Through June 30, 2028

**PORT 95
INDUSTRIAL PARK**

PROPERTY FEATURES



244,304 SF
(Divisible to 117,166 SF)
SECOND FLOOR AVAILABLE

12,000 ± SF
OFFICE SPACE

384' x 630'
BUILDING DIMENSIONS

22'
CLEAR CEILING HEIGHT

24' x 30'
COLUMN SPACING

130' MINIMUM
TRUCK COURT

16 Dock High
8 (8'x9') & 8 (9'x10')
LOADING DOCK DOORS

7" CONCRETE
FLOOR

3,000 AMPS, 277/480V 3P
ELECTRICAL SERVICE

WET SYSTEM
SPRINKLER SYSTEM

GAS FIRED CAMBRIDGE UNITS
HEAT

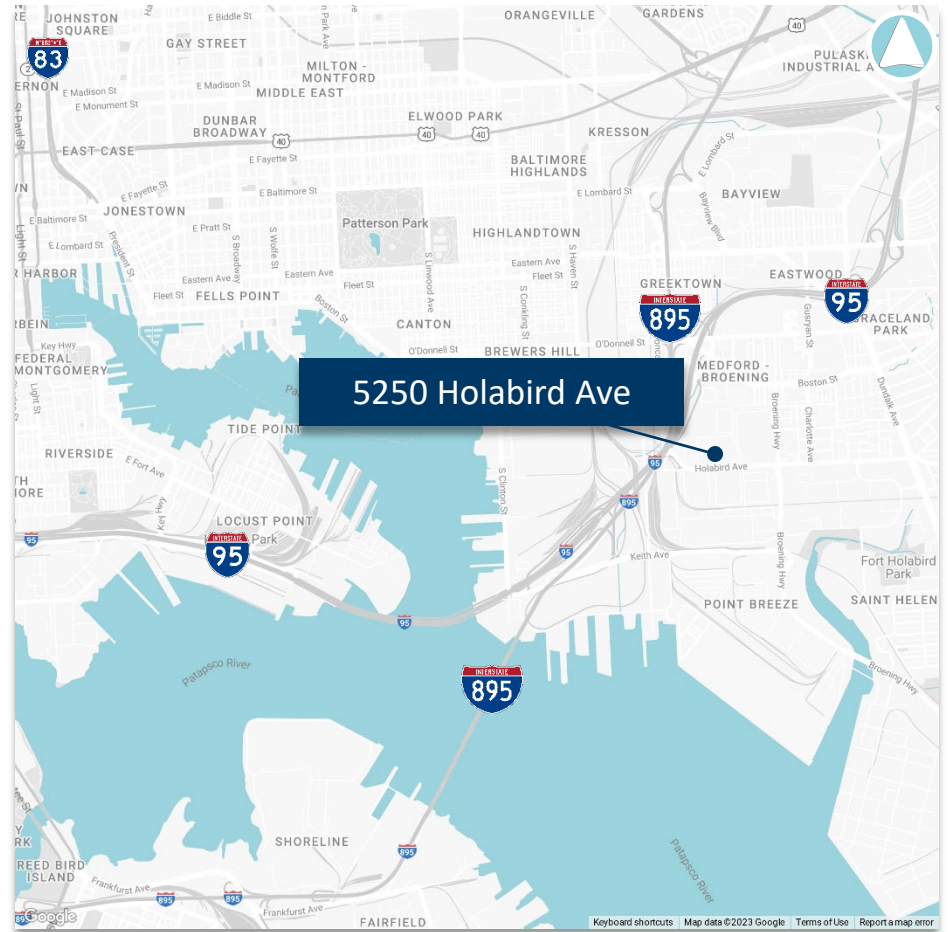
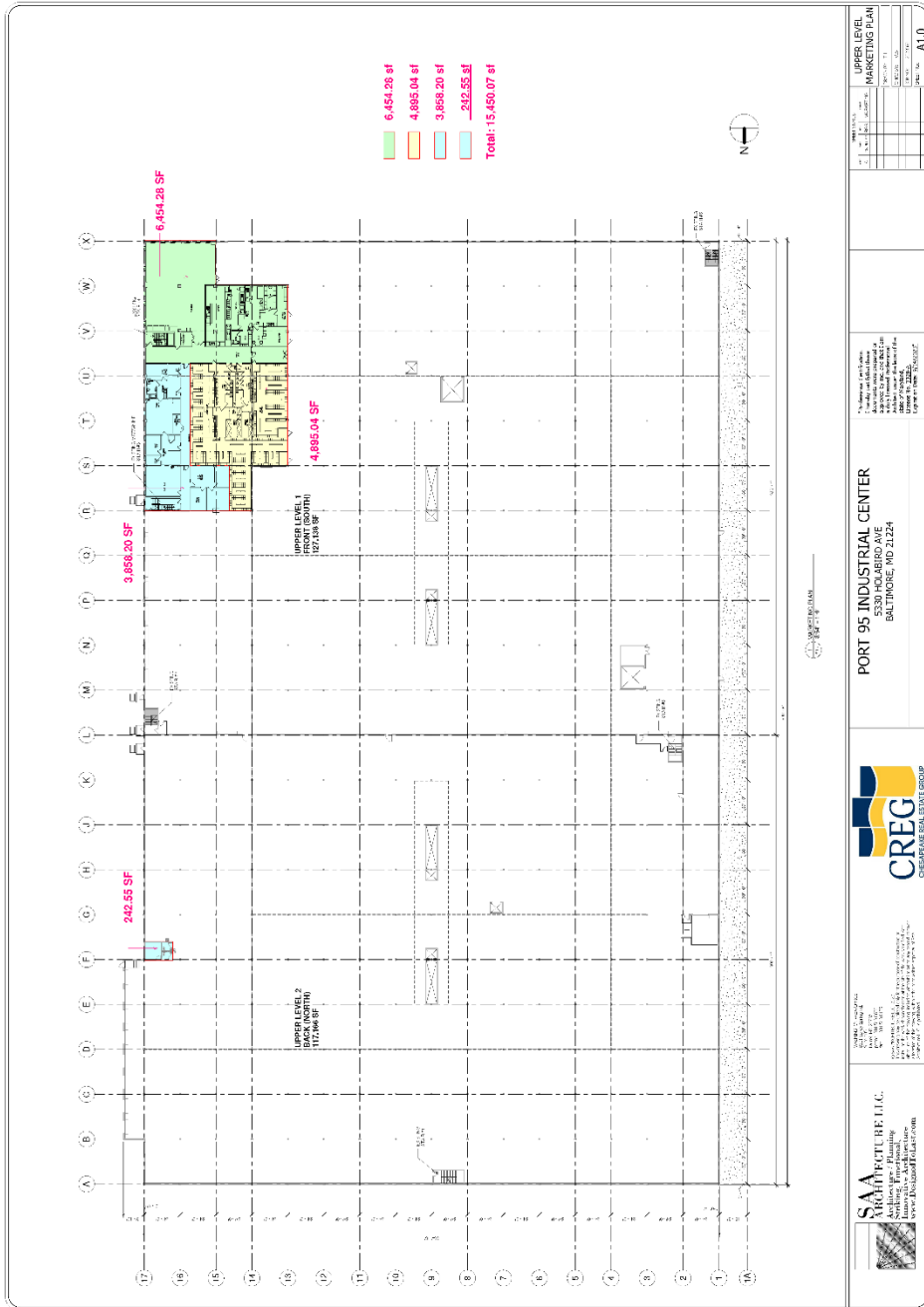
M-3, HEAVY INDUSTRIAL
ZONING

\$6.25 PSF PER YEAR (NET)
REDUCED ASKING RENTAL RATE

\$1.25 PSF/YEAR
ESTIMATED OPERATING EXPENSES

June 30, 2028
SUBLEASE TERM EXPIRES

LOCATION MAP & SITE PLAN



PROPERTY AERIAL MAP



For More Information, Contact:

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