

SOUTHSIDE LOGISTICS CENTER

4501 CURTIS AVENUE, BALTIMORE, MD

BEST-IN-CLASS DISTRIBUTION CENTER FOR LEASE

DEVELOPMENT PROJECT

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CLARION PARTNERS

CBRE

SOUTHSIDE LOGISTICS CENTER

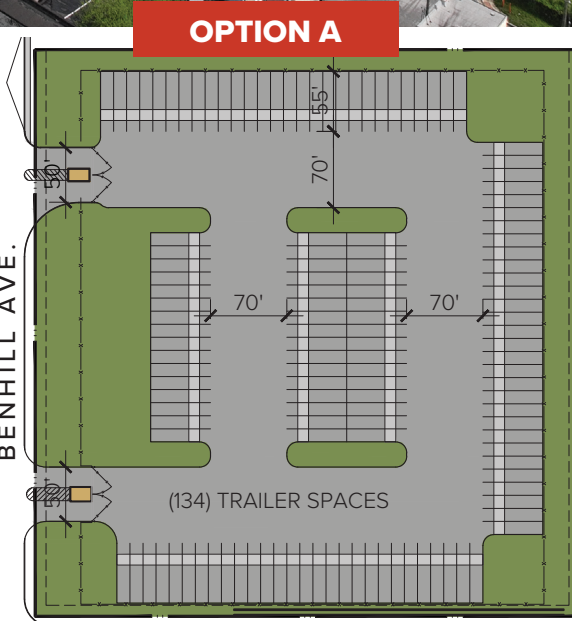
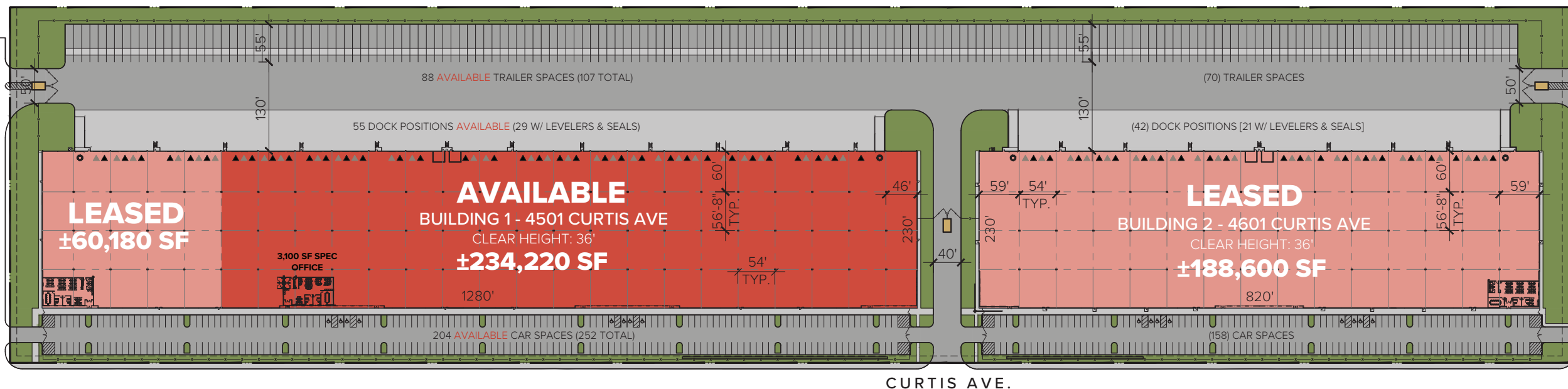
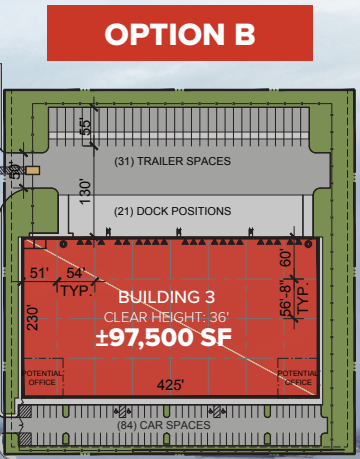
4501 CURTIS AVENUE, BALTIMORE, MD

Southside Logistics Center

is a best-in-class distribution park located just minutes from I-895. The project totals 483,000 SF in two Class A buildings, and includes an additional trailer lot with 134 trailer spaces.

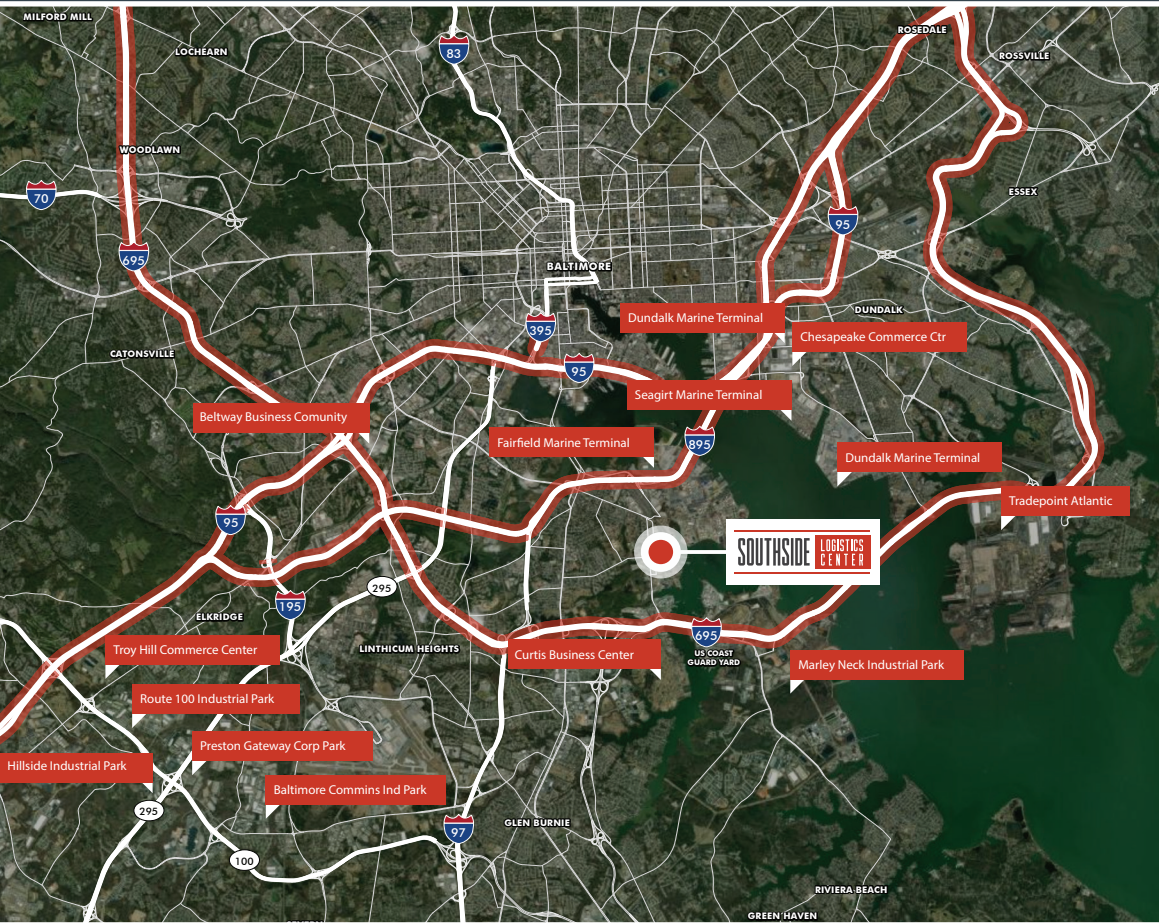
The park developer is Clarion Partners, LLC, a leading real estate investment manager for over 40 years. Headquartered in New York, the firm maintains strategically located offices across the United States and Europe. With more than \$76.0 billion in total real estate and debt assets under management, Clarion is scaled in all major property types and was an early entrant into the Industrial sector. The Firm's global industrial team manages a 1,000+ property portfolio in the U.S. and Europe consisting of more than 243 million square feet.

BUILDING 1:	294,400 ± SF
Available:	234,220 SF with 3,100 SF spec office
Dimensions:	230' deep x 1280' wide
Bay Sizes:	Typical -54' x 56'8" with 60' speed bays
Ceiling Height:	36' clear
Truck Court:	185' with 60' concrete dolly pad
Exterior Walls:	Concrete tilt wall panels
Slab Construction:	7" unreinforced; 4,000 psi concrete
Roofing:	TPO roof with R-30 insulation
Fire Protection:	ESFR
Lighting:	20 FC / LED fixtures on motion sensors
Electrical Service:	3000 amp/277/480 volt
Available Docks:	55 dock doors (9'w x 10' h) 29 equipped with 35,000 lb mechanical pit levelers and seals
Available Drive-In Doors:	1 ramped drive-in door (12'w x 14'h)
Available Car Parking:	204 spaces
Available Trailer Parking:	88 spaces in truck court, with additional 134 spaces available on site
Site / Security:	Fully fenced site, with card reader access system at truck courts and in car parking areas



SOUTHSIDE LOGISTICS CENTER

4501 CURTIS AVENUE, BALTIMORE, MD



1.9 miles to I-95,
3 miles to I-695 and
10.5 miles to I-95



9.5 miles to BWI
Airport



Proximity to the Port
of Baltimore; 6 miles
to Fairfield Marine
Terminal



Located in Enterprise
Zone and Opportunity
Zone



Strong local workforce



Bus stop located
adjacent to the project
on Curtis Avenue

FOR MORE INFORMATION ON THIS OPPORTUNITY, PLEASE CONTACT:

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