

**COMMERCIAL  
SUB-LEASE**

**JUST LISTED**



**DAVID FEAZELL**

443.299.7937 (c)

410.803.0714 (o)

dfeazell@garceaurealty.com



**4608 APPLIANCE DRIVE | BELCAMP, MD 21017**

6,000 to 200,000 SF of prime warehouse space with racking and logistics team in place for various levels of support!

Perfect for Ecommerce, Logistics, Warehousing, and Storage users looking for racked space with a built-in team.





# SITE DETAILS

- Building: 800,000SF
- Water/Sewer: Public
- Year Built: 1991
- Zoning: G1
- Clear Height: 30ft
- Facility Class: Grade A
- Security: 24/7 Gated with check in station
- HVAC: Temperature Monitored
- Columns: 52W x 40D
- Power: 480V 3-phase
- Acres: 44.65
- Traffic: 25,500 CPD on S. Philadelphia Blvd + 12,900 CPD on Philadelphia Rd
- 5 Mile Population: 68,000
- 5 Mile Average Household Income: \$106,000





# PROPERTY HIGHLIGHTS

## SPACE DETAILS:

Sublease

Lease Price: Withheld

6,000 - 200,000 SF total available

35,000 SF open area for large or unconventional item storage

21 loading docks + 1 drive-in ramp

30ft Clear Height

120ft Truck Court

Racking in place

Trailer Storage Available

80' Speed Bay Area

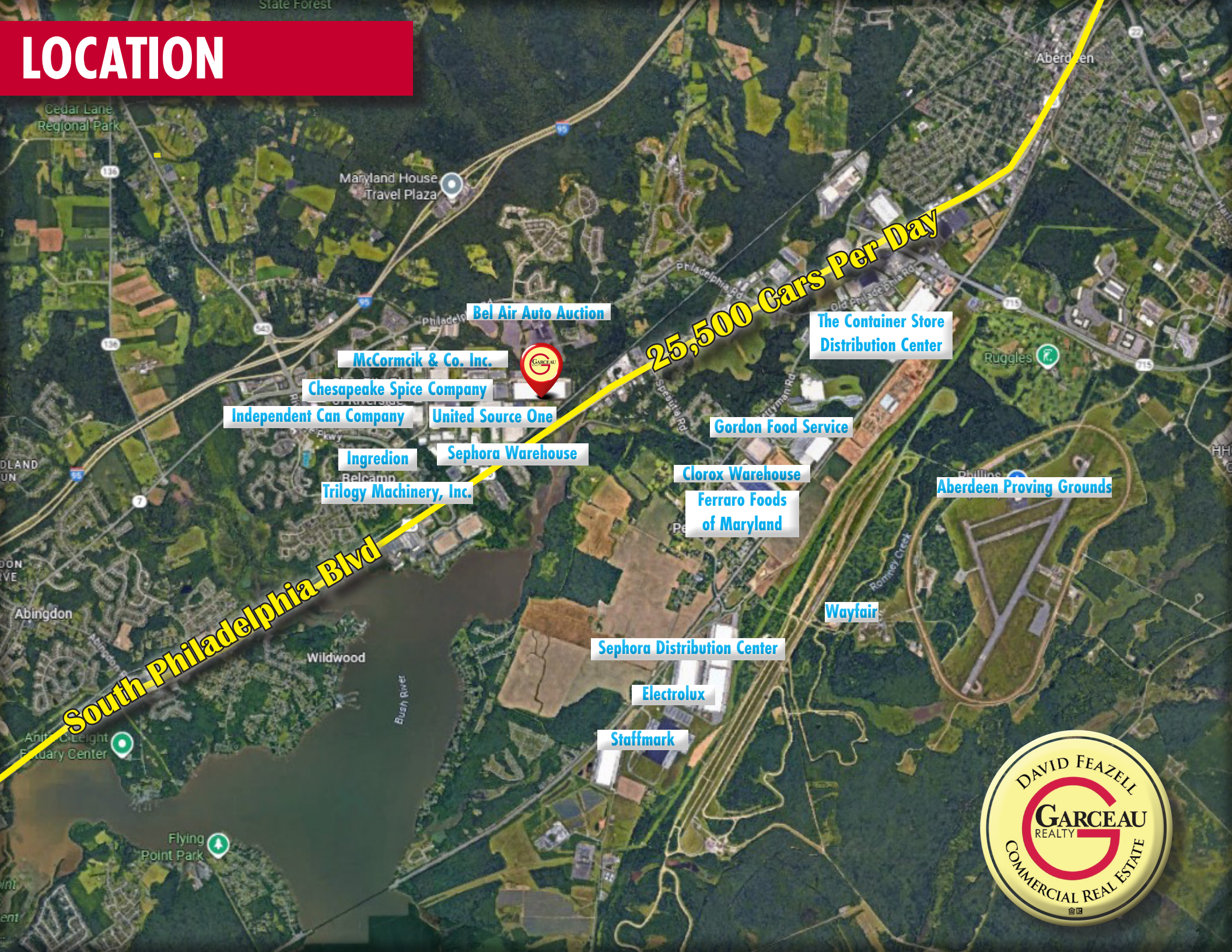
26 racks available with 30 bays per rack

Perfect for Ecommerce, Logistics, Warehousing, Storage





# LOCATION



South Philadelphia Blvd

25,500 Cars Per Day

- Bel Air Auto Auction
- McCormick & Co. Inc.
- Chesapeake Spice Company
- Independent Can Company
- United Source One
- Ingredion
- Sephora Warehouse
- Trilogy Machinery, Inc.
- Gordon Food Service
- Clorox Warehouse
- Ferraro Foods of Maryland
- The Container Store Distribution Center
- Sephora Distribution Center
- Electrolux
- Staffmark
- Wayfair
- Aberdeen Proving Grounds





# EZR PACKING CORP SERVICES & ADVANTAGES

- 3PL & 4PL Services
- ISCEA Certified
- Labor & Equipment available on site
- Insurance included
- Open area available for oversized items
- Cross Docking available
- Forklift Services
- Pickup & Delivery Services
- Short & Long term storage
- Commercial Crating
- Air & Ocean D/G packing







**COTY**  
SINCE 1904  
4608 Appliance Drive

↑ SHIPPING / RECEIVING  
← CONTRACTOR PARKING  
→ VISITOR / EMPLOYEE PARKING











**EXCLUSIVELY MARKETING BY**

David Feazell of Garceau Realty, Commercial Realtor

443.299.7937 (c) | 410.803.0714 (o) | [dfeazell@garceaurealty.com](mailto:dfeazell@garceaurealty.com)

