

FOR LEASE

New, Cutting-edge

80,547 SF

Industrial Building
in Baltimore, MD


BALTIMORE, MD

CONSTRUCTION
COMPLETE



7653SOLLEY.COM

PROPERTY HIGHLIGHTS



OPTIMAL LOCATION



STRATEGIC ACCESS



BEST-IN-CLASS BUILDING DESIGN



STRENGTH OF OWNERSHIP



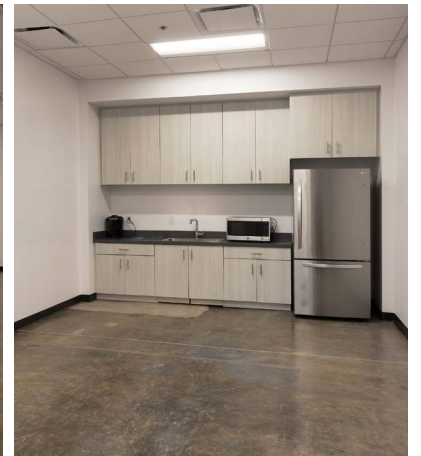
Introducing 7653 Solley Road, an exceptional addition to the Brandon Woods Business Park in Anne Arundel County. This Class A warehouse/distribution building, spanning an impressive 80,547 square feet has been completed and is currently available.

Situated in the thriving Baltimore-Washington corridor, just two miles south of Exit 1 on the Baltimore Beltway (I-695). This prime location offers seamless connectivity and unparalleled access to local markets, facilitated by a well-developed transportation infrastructure and proximity to BWI Airport and multiple seaports, including the Port of Baltimore.

Setting new standards in industrial construction, the 7653 Solley Road development goes beyond expectations. With a substantial building depth of 230' and width of 355' it provides a generous 32' clear ceiling height and an impressive 20 dock-high (48") doors. This results in a superior floor area to dock ratio of 3,483 square feet per dock, providing best-in-class operational efficiency and convenience.

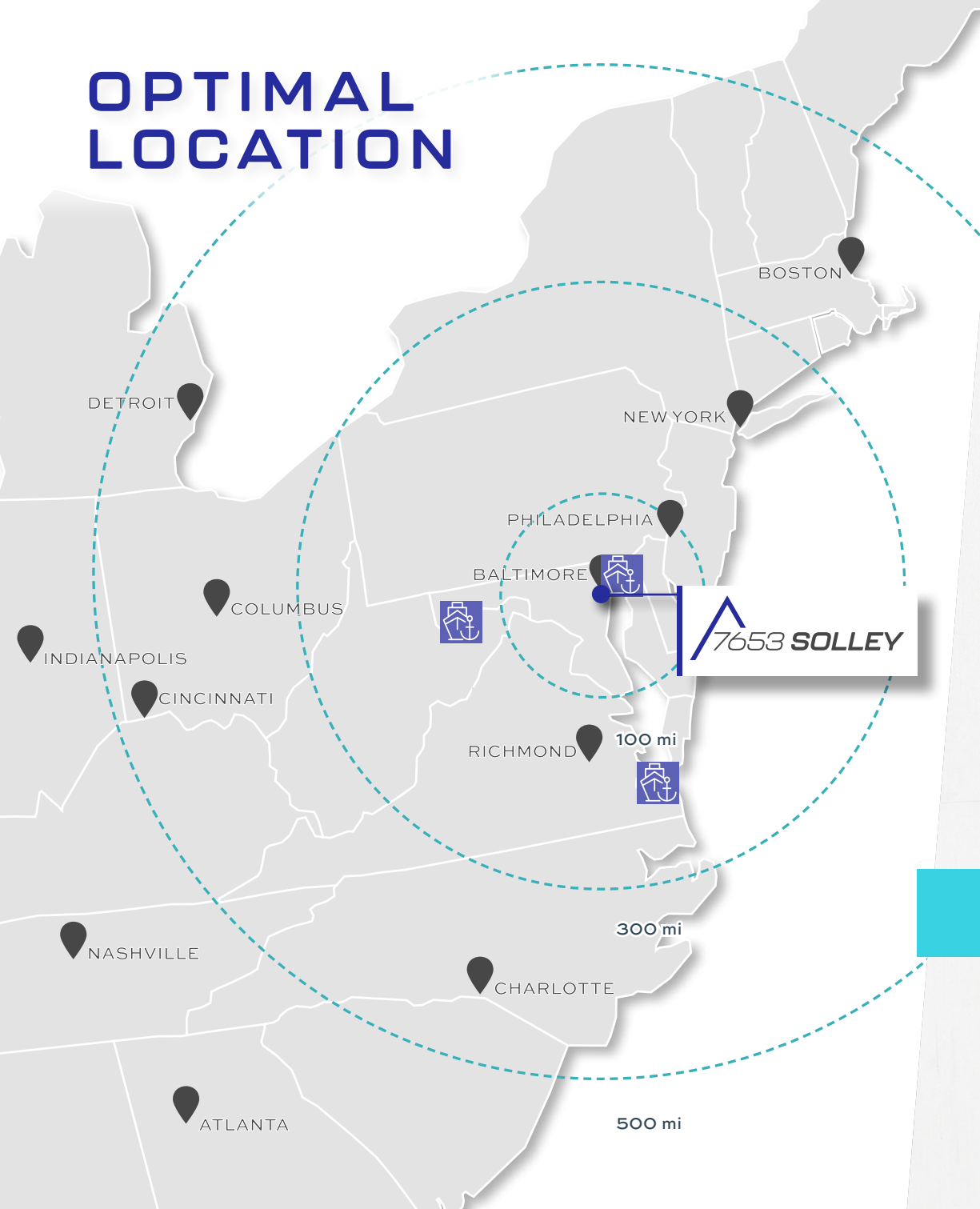
Developed by the esteemed Brennan Investment Group, a leading industrial builder and operator, 7653 Solley Road showcases their unwavering commitment to excellence. As the second-largest privately held industrial real estate owner in the United States, their expertise and dedication ensure the utmost quality and success of this project.

FULLY DELIVERED



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OPTIMAL LOCATION



Located within the Baltimore-Washington Corridor, 7653 Solley Road, Glen Burnie, Maryland, is part of the Brandon Woods Business Park, a business community for light manufacturing, high technology, contemporary offices, distribution, and warehousing. Brandon Woods is a master planned business community located in Anne Arundel County, in the SE quadrant of Fort Smallwood Road and Solley Road.

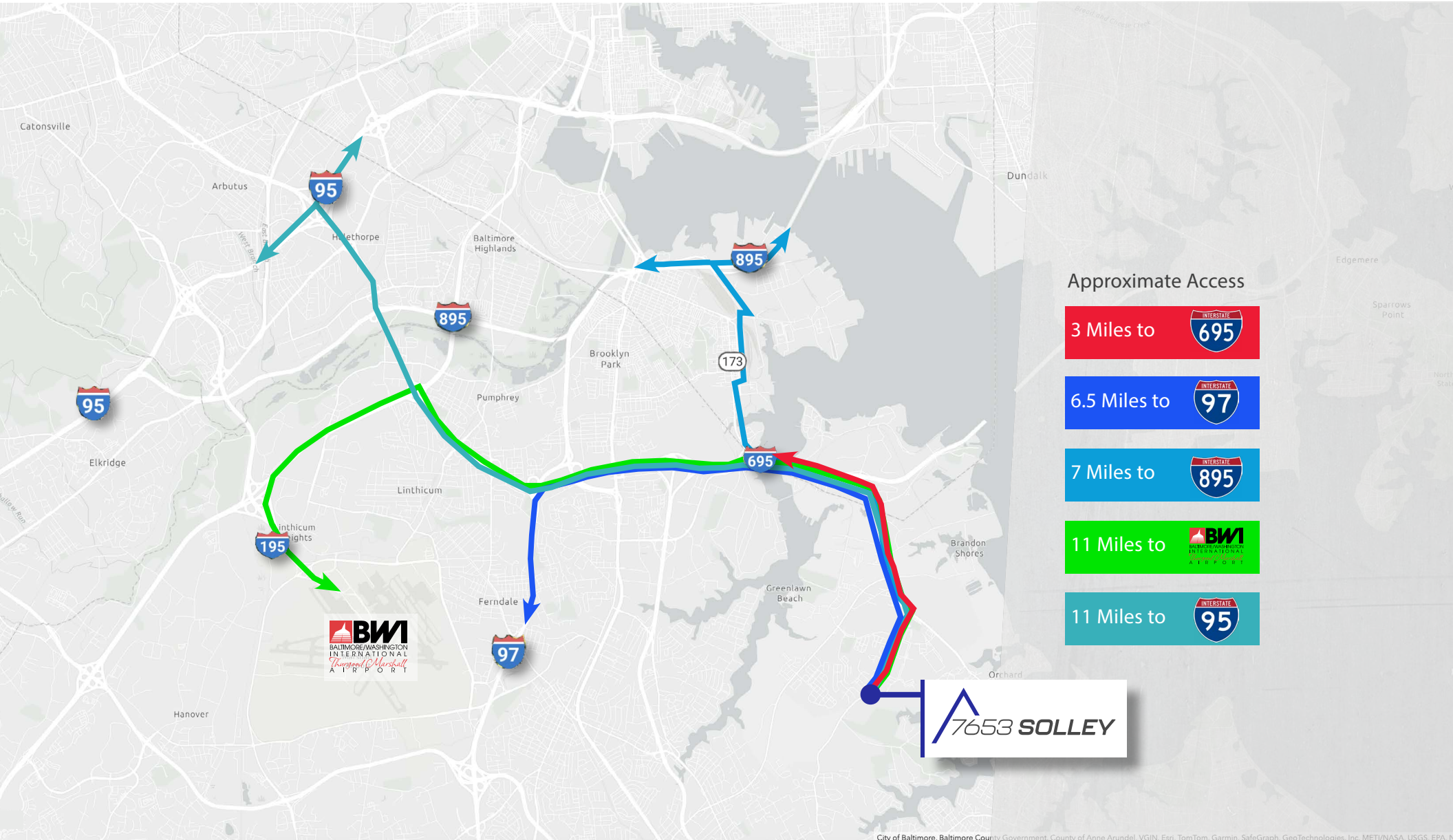
Anne Arundel County is strategically located near major metropolitan areas, including Baltimore and Washington, DC and offers a workforce comprised of highly skilled professionals.

7653 Solley Road combines a well-developed transportation infrastructure with immediate access to BWI Airport and several seaports including the Port of Baltimore for east to local markets.

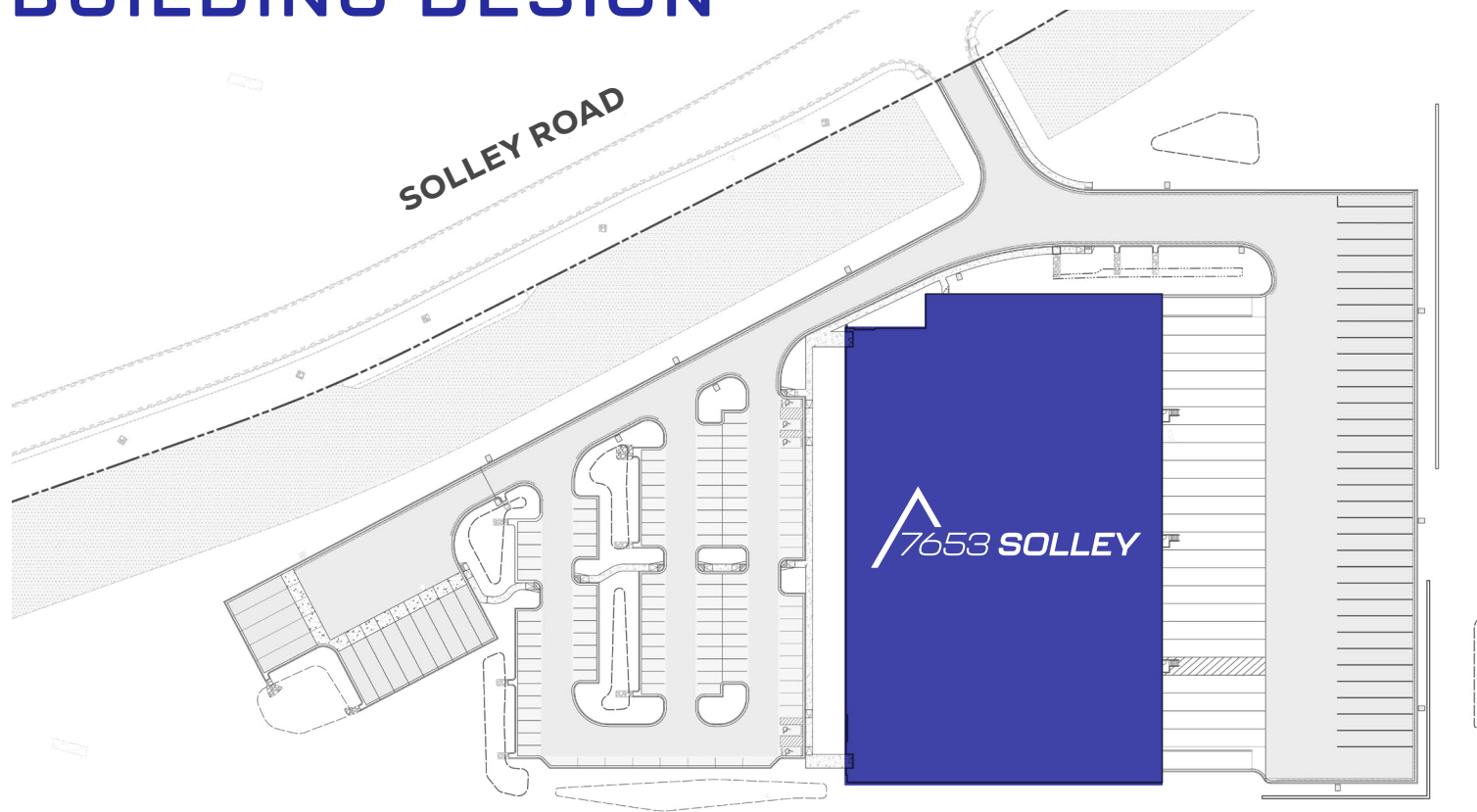
CONVENIENT ACCESS

I-695 / Baltimore Beltway	3 miles
Port of Baltimore	9 miles
I-95 / I-895	11 miles
BWI / Thurgood Marshall Airport	11 miles

INTERSTATE ACCESS



BEST-IN-CLASS BUILDING DESIGN



TOTAL BUILDING SF	80,547 SF	DOCKS/DRIVE-INS	UP TO 21 / 2 RAMPED (1:3,483 SF)
DIMENSIONS	335' X 230'	CAR PARKING	UP TO 120 (1.5:1,000 SF)
TYPICAL BAY SIZE	11,960 SF	TRAILER PARKING	UP TO 48 (2.4 STALLS/DOCK)
SPEED BAY SIZE	60'	CLEAR HEIGHT	32' CLEAR
TRUCK COURT DEPTH	185'	LIGHTING	LED (MOTION-SENSORS)
COLUMN SPACING	52' X 56'6"	SPRINKLERS	ESFR
		ZONING	W-1 (INDUSTRIAL PARK DISTRICT)

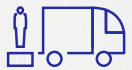
DELIVERED



+/- 2,000 SF OF
OFFICE SPACE



21 DOCK-HIGH
(48") DOORS



2 RAMPED
DRIVE-IN DOORS



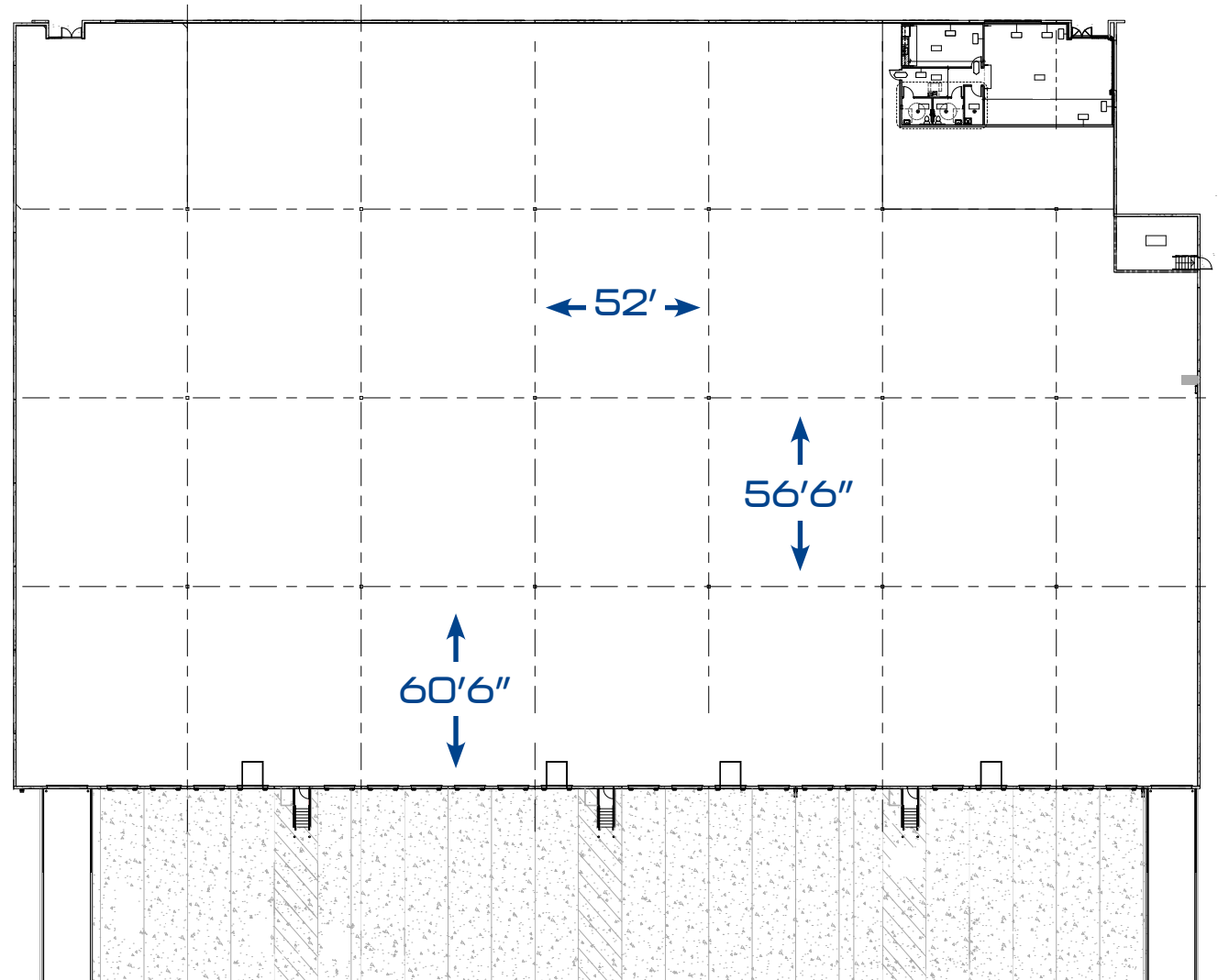
2,000 AMPS
277/480 VOLT



120 PARKING SPOTS
1.5 SPACES/1,000 SF



55 TRAILER DROPS
.69 DROPS/1,000 SF



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CORPORATE NEIGHBORS



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"Since we came together over a decade ago, we've built our portfolio by marrying veteran industrial expertise with an unwavering commitment to the people with whom we do business."

- Michael W Brennan, Chairman

STRENGTH OF OWNERSHIP

Brennan Investment Group, a Chicago-based private real estate investment firm, acquires, develops, and operates industrial properties in select major metropolitan markets throughout the United States. Since 2010, the Company has purchased, developed and/or managed over \$8 billion in industrial real estate and has had over \$11 billion in total transaction activity.



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