

HARFORD GATEWAY DISTRIBUTION CENTER



Leased

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**400 Old Post Rd
172,963 SF AVAILABLE**

+ 400

Old Post Road

Aberdeen, MD 21001

CBRE

**FIRST
INDUSTRIAL
REALTY TRUST**

+ Site Plan



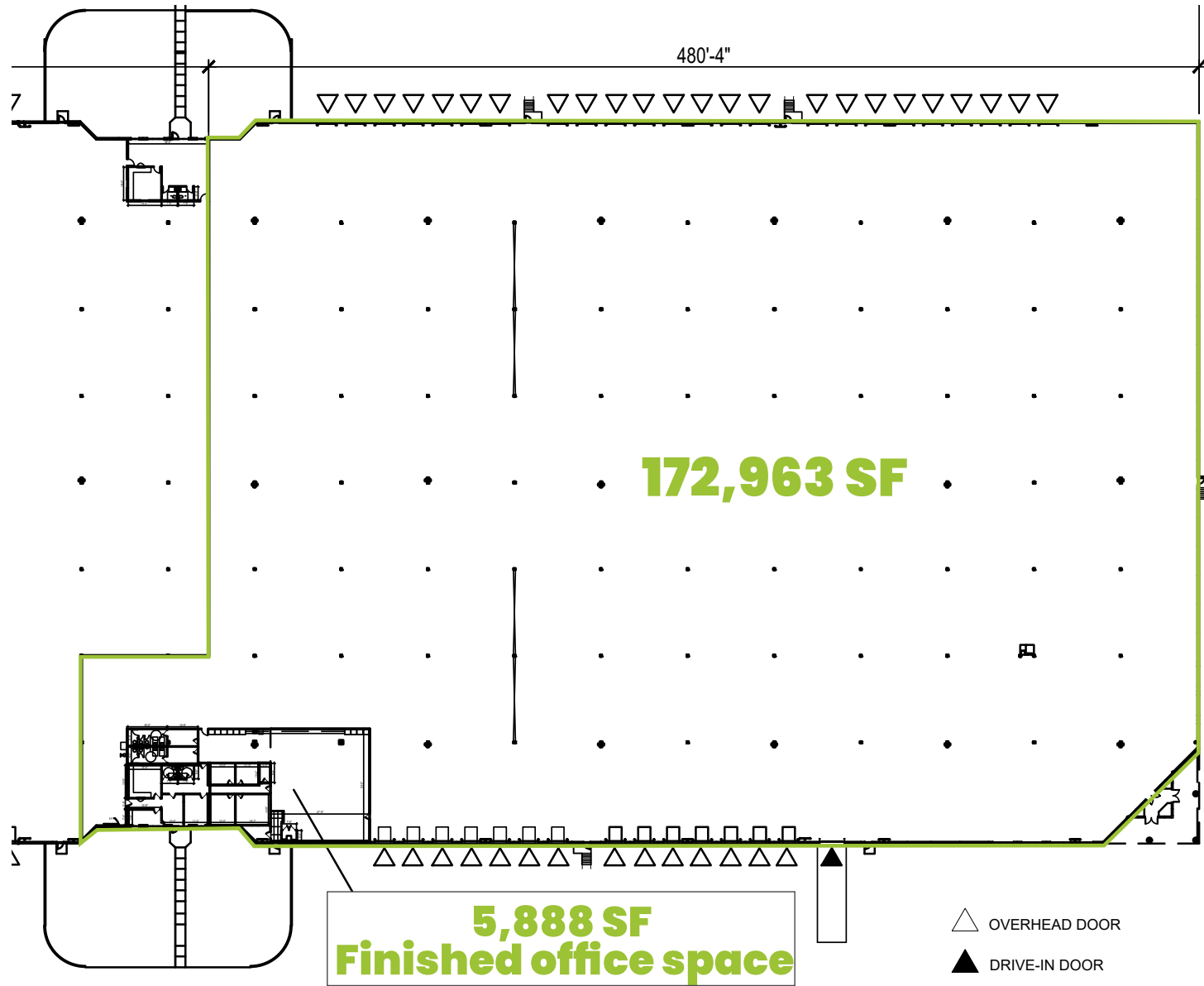
==== Access to Available Space

+ 400 OPR Features

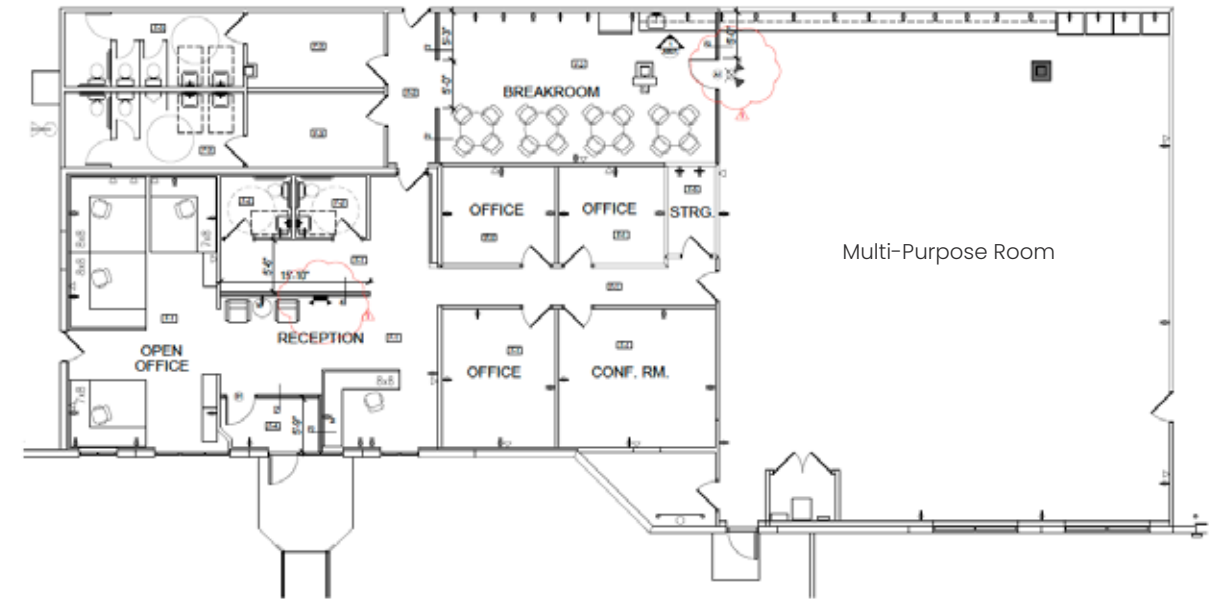
- + **Available Space:** 172,963 Total SF - 167,075 SF of warehouse and 5,888 SF of finished office space includes break room, large multi-purpose room and separate office/warehouse restrooms
- + **Dimensions:** 997' wide x 350' deep
- + **Building Exterior:** Concrete tilt-up panels
- + **Clear Height:** 32' feet
- + **Column Spacing:** Typical – 42' x 42'; speed Bays – 42' x 49'; end bays – 36'6" wide
- + **Floor:** 6" synthetic fibermesh reinforced slab designed to 3,000 psi
- + **Roof System:** 60-mil fully-adhered TPO membrane with 15-year warranty
- + **Fire Protection:** Early Suppression-Fast Response (ESFR) K-25 system
- + **Loading Doors:** 38 – 9' x 10' dock doors with dock seals, bumpers and restraints; 31 – equipped with 40,000 lb. hydraulic pit levelers; and 7 – equipped with 35,000 lb. hydraulic pit levelers
- + **Cross-dock Configuration**
- + **Drive-in Door:** 12' x 14' door with electric motor
- + **Heating:** 2 – gas-fired Weather Rite RTUs
- + **Insulation:** R-30 roof
- + **Lighting:** LED light fixtures with motion sensors; average 25 FC @ 3' AFF
- + **Site Lighting:** LED light fixtures
- + **Electrical:** 600A, 277/480 volt, 3-phase, 4-wire service
- + **Utilities:** Electric – BGE
Gas – BGE.
Sewer – Aberdeen Public Works Department
Water – Aberdeen Public Works Department
Telecom – Verizon fiber
- + **Trailer Parking:** 81 trailer stalls separate from the loading doors
- + **Car Parking:** 36 automobile spaces plus 2 handicap spaces
- + **Additional Parking:** 23 additional parking spaces available in place of 3 dock positions



+ 400 OPR Plans



5.888 SF Office Plan



LABOR STATS

Unemployment Rate

4.1%

US Avg 3.7%

Available Labor

19,242

18-59 yr Old Population
Growth Rate (5 Years)

10.75%

National Avg: 9.1%

Median Age

41

Transportation/Materials Moving
(Warehouse Worker)

19,312

8% of labor force and 3rd highest category
behind office admin and office management

Production (Manufacturing Jobs)

9,456

3.9% Of Labor Force

DEMOGRAPHIC INFO

Population

469,337

Households

177,233

Avg Household income

\$124,575

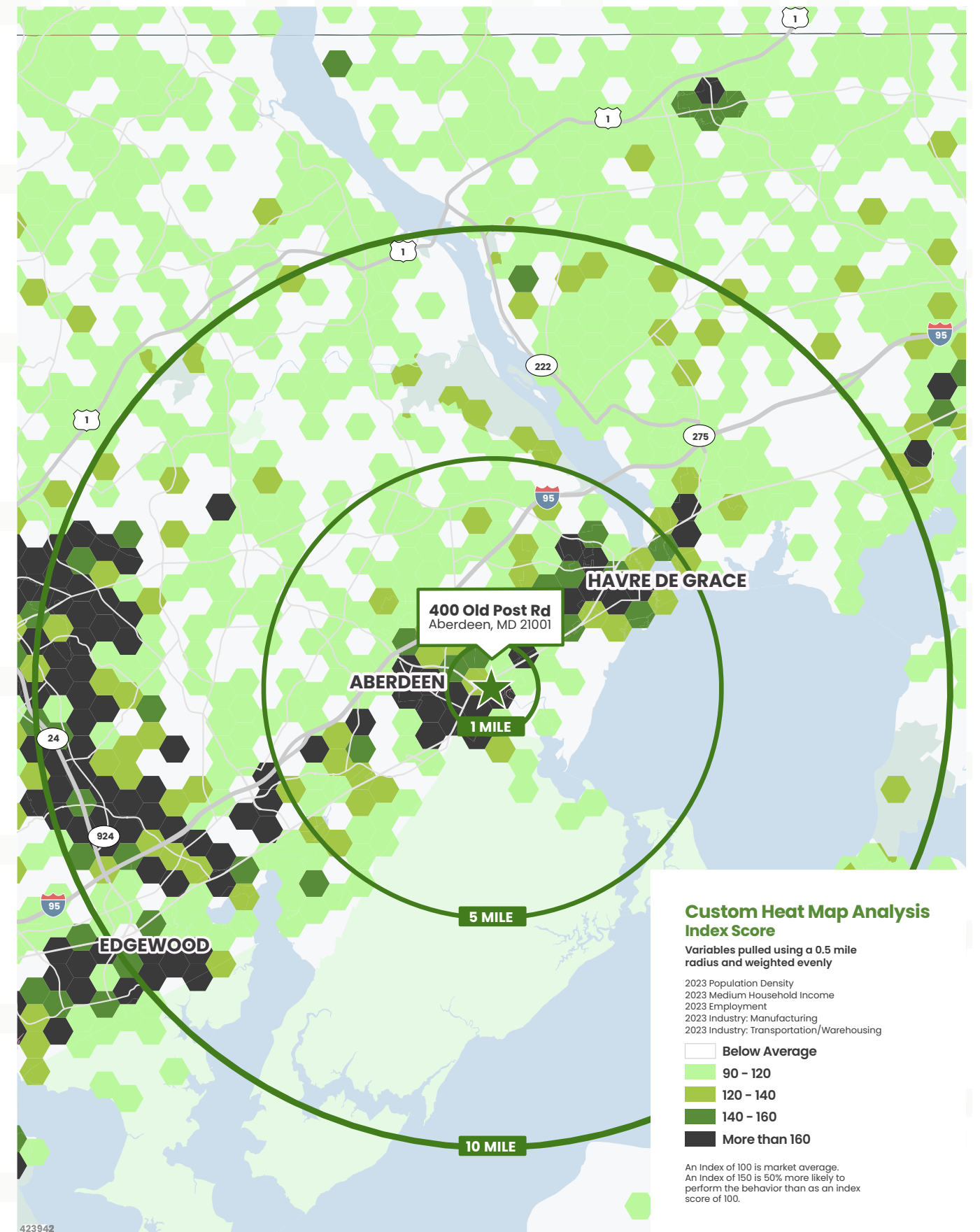
Within 20 Miles Of 400 & 500 Old Post Road

Logistics Drivers

Baltimore's strategic location on the East Coast has attracted dozens of major e-commerce and bulk goods distributors. The region has access to CSX and Norfolk Southern rail lines, and every terminal at the Port of Baltimore is within one stoplight of an interstate highway.

Baltimore has one of the few East Coast ports capable of handling ships carrying 14,000 twenty-equivalent units (TEUs) or larger. Maryland's Port of Baltimore has to put into operation four additional supersized, Neo-Panamax container cranes. The cranes are serving the new second deep-water berth. Having an additional deep berth allows the Port to serve multiple supersized cargo ships simultaneously. The new Seagirt berth and cranes complements the CSX-owned Howard Street Tunnel expansion project which will allow for double-stacked container rail cars, clearing a longtime hurdle for the Port and giving the East Coast seamless double-stack capacity from Maine to Florida.. With the tunnel expansion project, Baltimore will be able to send double stacked containers by rail into the Ohio Valley and onto Chicago. The Howard Street Tunnel project got underway in November and is scheduled to be completed in 2025.

Being within the I-95 Corridor gives Baltimore direct highway access to the entire eastern U.S. BWI Airport's freight transportation business provides an additional mode of transport easily accessible for manufacturers and distributors across the region.



+All Within Reach

Distance to Major Cities

CITY	DISTANCE	TIME
Baltimore, MD	37 Miles	44 Min
Richmond, VA	176 Miles	3 HR
Washington, DC	70 Miles	1 HR 30 Min
Philadelphia, PA	60 Miles	1 HR
New York, NY	157 Miles	2 HR 30 Min

Distance to Major Ports

PORT	DISTANCE	TIME
Port of Wilmington	39 Miles	42 Min
Port of Baltimore	33 Miles	37 Min
Philaport	72 Miles	1 HR 15 Min
Port of NY/NJ	144 Miles	2 HR 30 Min

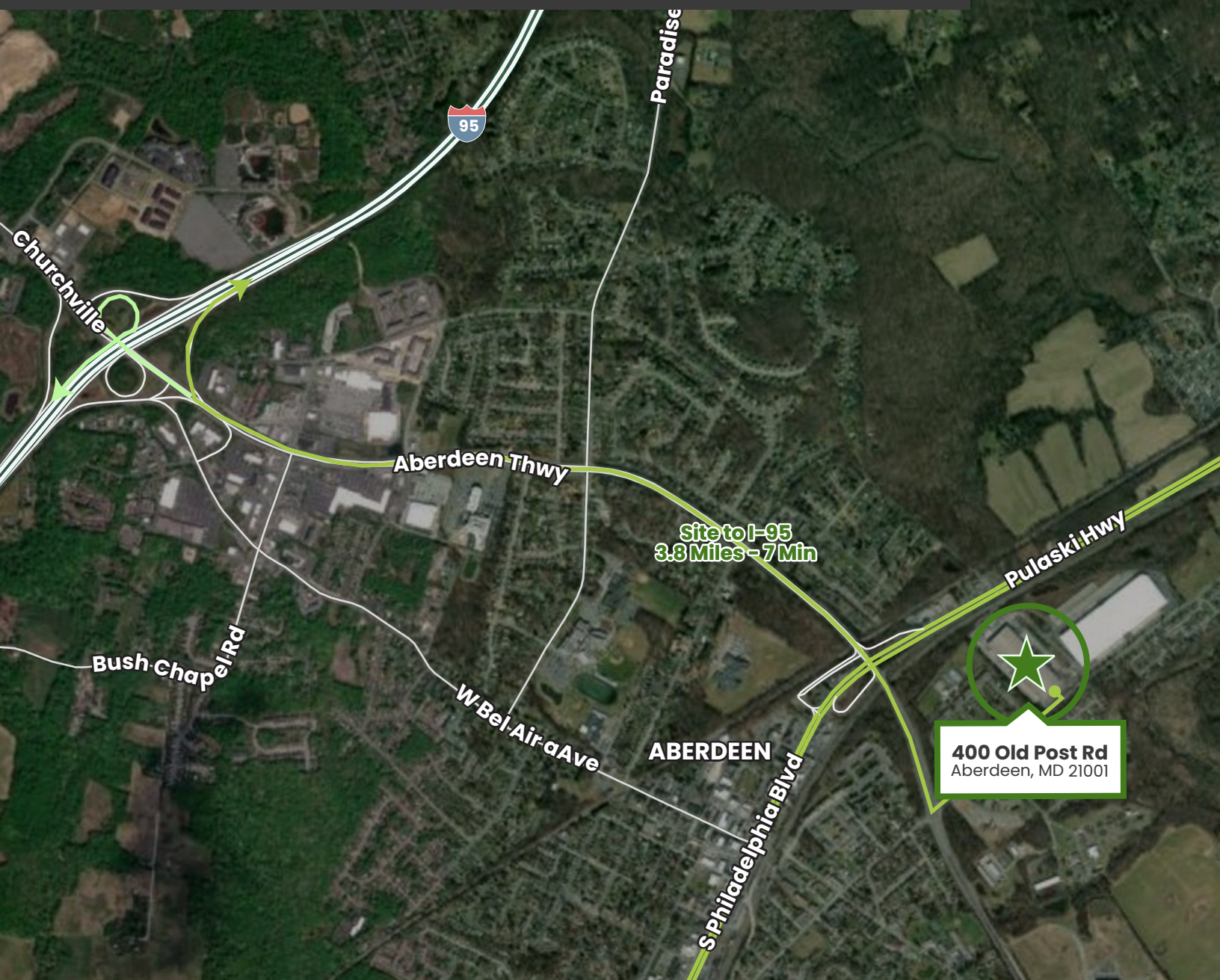
Distance to Major Airports

AIRPORT	DISTANCE	TIME
BWI	42.5 Miles	47 Min
Philadelphia	60 miles	1 HR
Dulles	94 Miles	1 HR 45 Min

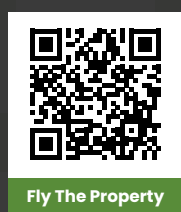


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Where Industry Connects



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