

# ELKTON

## COMMERCE CENTER

500 COMMERCE CENTER DRIVE  
ELKTON, MARYLAND

500 COMMERCE CENTER



# 330,288 SF

DELIVERY Q4 2025

**ELKTON COMMERCE CENTER** is a master planned logistics park with unparalleled access to transportation infrastructure, excellent industrial labor pool, and overnight access to 1/3 of the nation's purchasing income and 90 million people

LEASING:



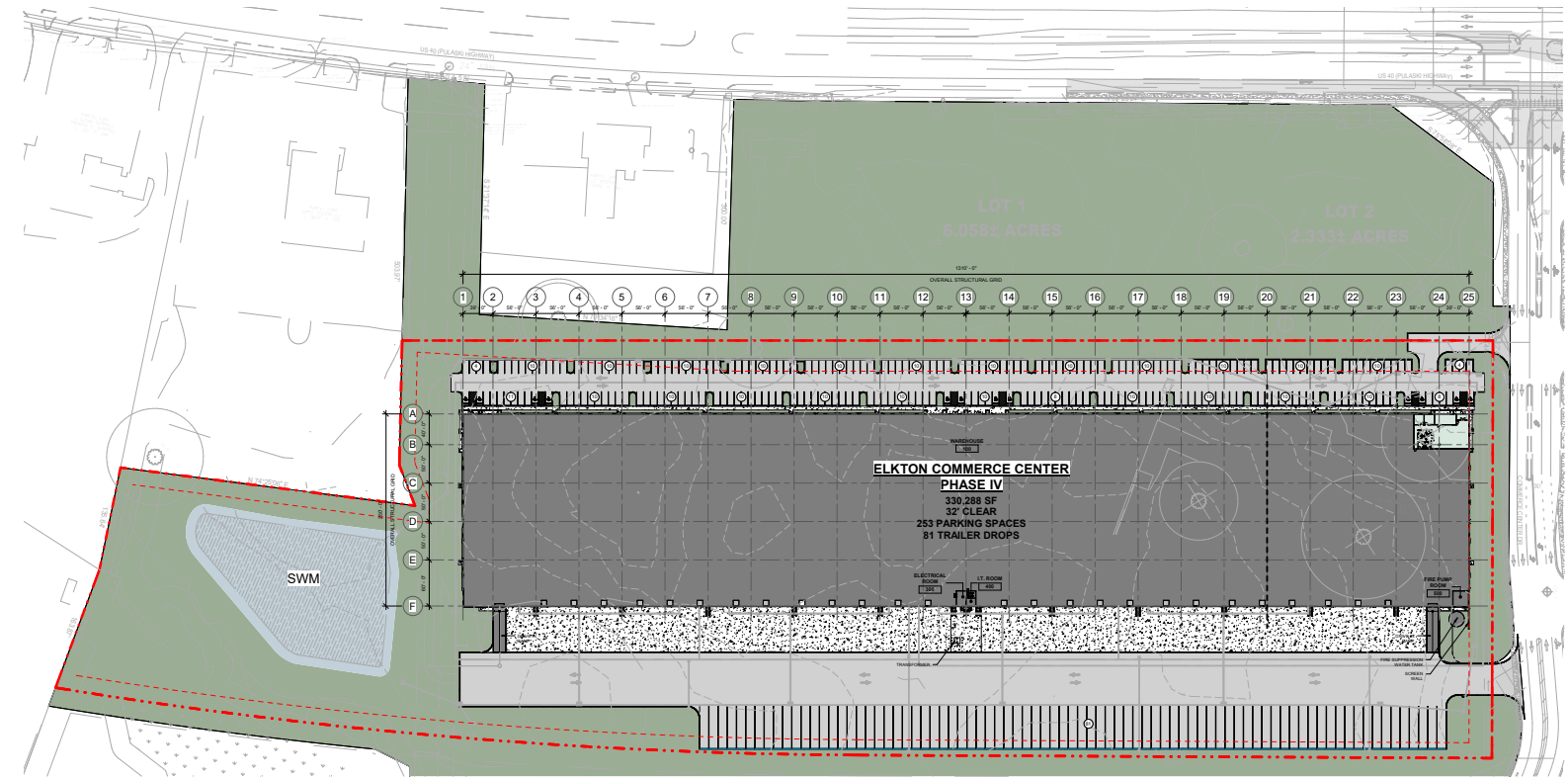
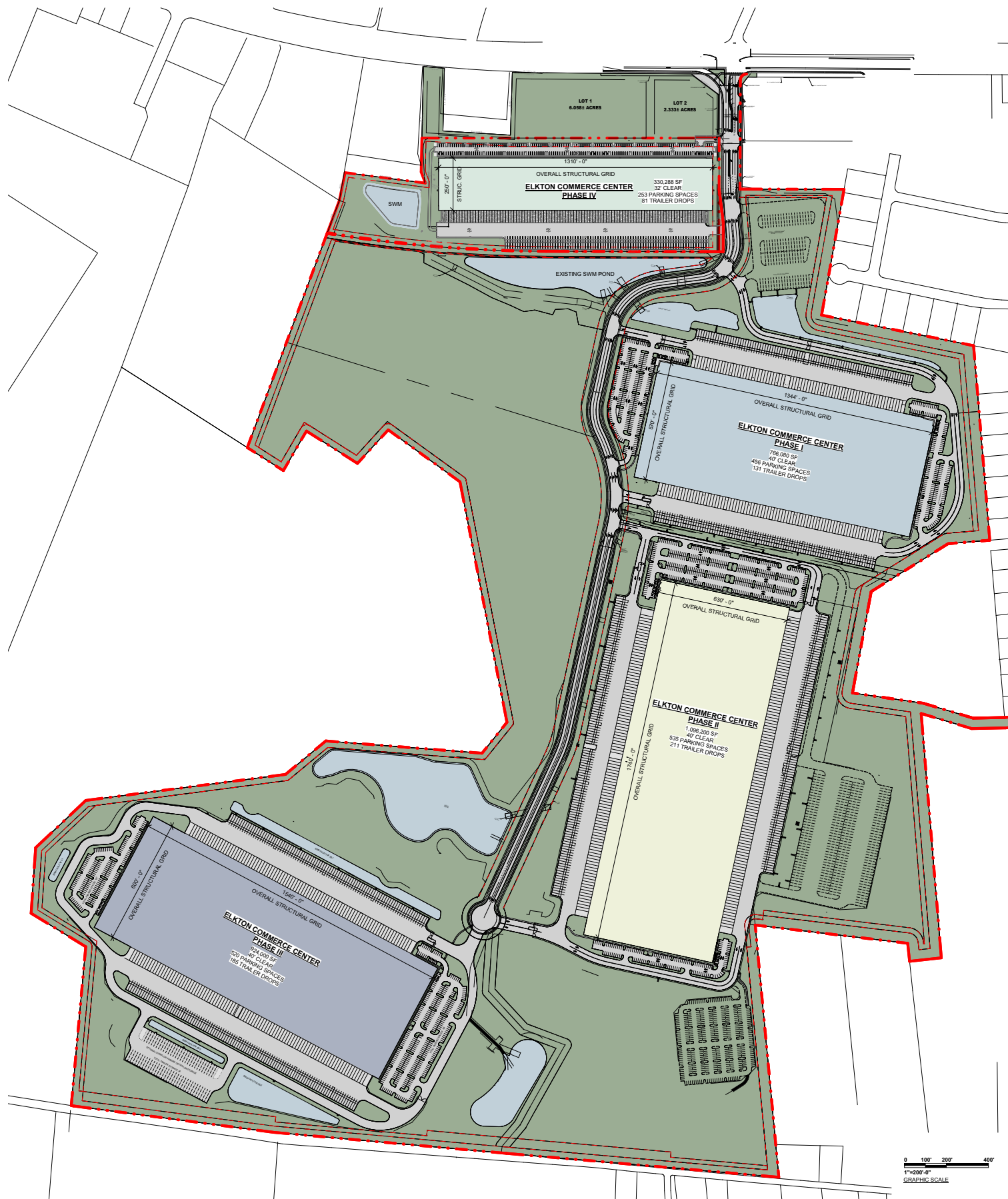
DEVELOPED BY:

Trammell Crow Company



**Diamond Realty  
INVESTMENTS, Inc.**

# SITE PLAN



## BUILDING 4 SPECS

<b>BUILDING AREA</b>	330,288 SF	<b>FIRE PROTECTION</b>	ESFR system, K25 heads
<b>DIMENSIONS</b>	1,321'w x 250'd	<b>ELECTRIC</b>	3,000 amps
<b>CLEAR HEIGHT</b>	36'	<b>DRIVE-IN DOORS</b>	Two (2) 12'x14' drive in doors
<b>COLUMN SPACING</b>	56'w x 50'd. 60'd speed bay	<b>CONSTRUCTION TYPE</b>	Cast in place, tilt wall construction
<b>TRUCK COURT</b>	185'	<b>SITE ACCESS</b>	5 lanes (2 in, 3 out) via Route 40, full signalized intersection
<b>TRAILER PARKING</b>	81 trailer stalls	<b>CAR PARKING</b>	253 auto spaces
<b>DOCK POSITIONS</b>	Eighty (80) 9'x10' dock high loading positions	<b>SITE PAVING</b>	Heavy Duty Asphalt and Concrete Paving in the back of the Building at the Loading Docks with Light Duty Paving in the front parking area
<b>WAREHOUSE HVAC</b>	Rooftop Gas Fired Cambridge Ventilation Units	<b>FLOOR</b>	7" Unreinforced Concrete with 10 mil Vapor Barrier throughout



## ENTERPRISE ZONE INCENTIVES

*Ten-year credit* against local real property taxes on real property improvements. Credit is **80%** the first five years, and decreases **10%** annually to **30%** in the tenth and final year

# TRANSPORTATION INFRASTRUCTURE MAP



## PORTS & HUBS

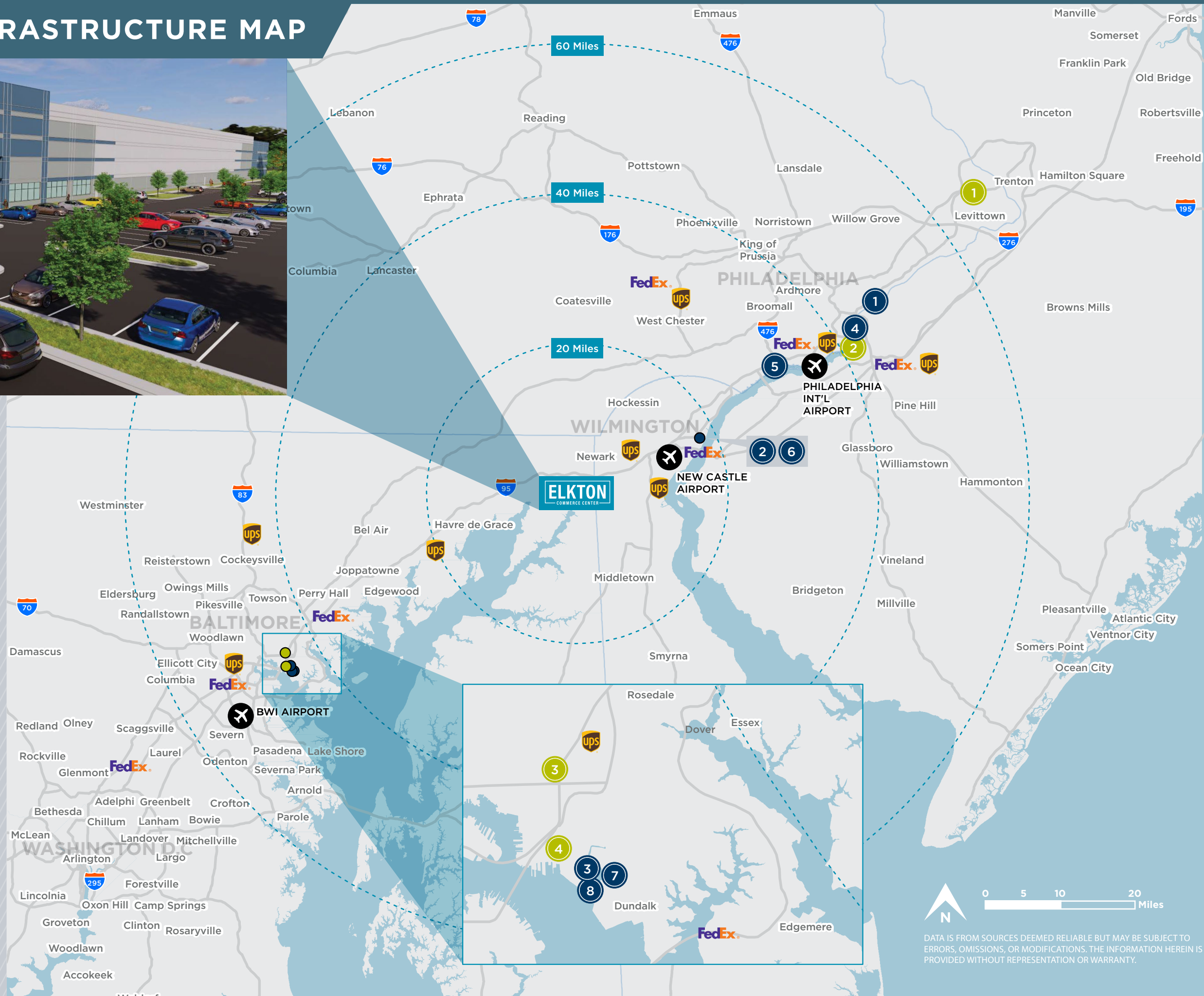
- 1 Port of Philadelphia
- 2 Port of Wilmington
- 3 Port of Baltimore

## OCEAN PORTS

- 4 Port of Philadelphia (Packer Ave)
- 5 Penn Terminals
- 6 Port of Wilmington, DE
- 7 Seagirt Marine Terminal
- 8 Dundalk Marine Terminal

## RAILROAD TERMINALS

- 1 Norfolk Southern Intermodal Yard
- 2 CSX Intermodal Yard
- 3 Norfolk Southern Intermodal Yard
- 4 CSX Intermodal Yard



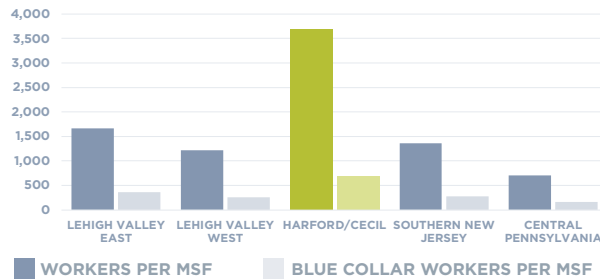
DATA IS FROM SOURCES DEEMED RELIABLE BUT MAY BE SUBJECT TO ERRORS, OMISSIONS, OR MODIFICATIONS. THE INFORMATION HEREIN IS PROVIDED WITHOUT REPRESENTATION OR WARRANTY.

# CENTRALLY LOCATED

BETWEEN TWO MAJOR POPULATION CENTERS



## LABOR MARKET COMPARISON



## SUBMARKET DATA

HARFORD/CECIL (MD)

**193,210** POPULATION WITHIN A 30 MIN DRIVE

**102,957** LABOR FORCE | **19,300** BLUE COLLAR WORKFORCE

**28 MSF** INDUSTRIAL SUBMARKET SIZE

**3,677** WORKERS PER MSF | **689** BLUE COLLAR WORKERS PER MSF

## FOR MORE INFORMATION, PLEASE CONTACT:

### MCLANE FISHER

Executive Managing Director  
+1 410 685 9884  
mclane.fisher@cushwake.com

### TYLER BOYKIN

Managing Director  
+1 410 864 3560  
tyler.boykin@cushwake.com

### DAVID DANNENFELSER

Managing Director  
+1 410 382 4653  
david.dannenfelser@cushwake.com

### JONAS SKOVDAL

Executive Managing Director  
+1 610 772 2005  
jonas.skovdal@cushwake.com



One East Pratt Street,  
Suite 700  
Baltimore, MD  
cushmanwakefield.com