

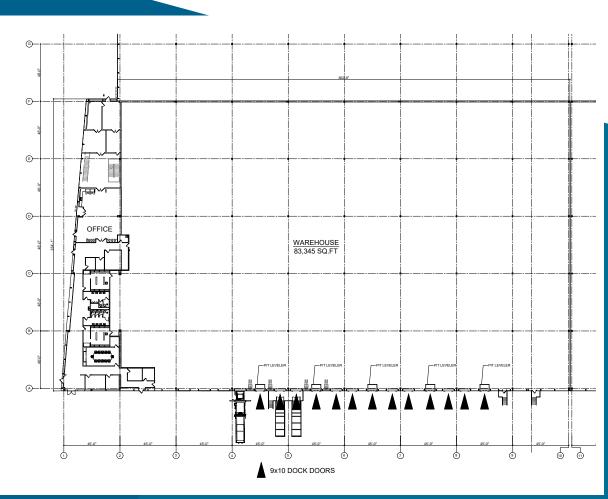
92,398 SF Class-A Warehouse For Lease

Property **Highlights**

- * 92,398 SF available
- * Immediate access and visibility to I-95
- * 10,000 SF ± finished office with break room and locker rooms
- * Loading Docks: 18
- * 3 DI Doors: One (1) 9'-8" x 20' and Two (2) 8'6" x 10'
- * Column Spacing: 45' x 46'
- * Clear Height: 41' 6"
- * Truck Court: 120'

- * On-site Parking Spaces: ±60
- * LED Lighting
- * ESFR Sprinkler Upgrade Underway
- * High Power Equipped:
- * Two (2) separate independent 4000 AMP, 480/3 phase distribution panels, **total of 8000 AMPs.**
- * 500 KW Cummings Diesel Generator
- * Three (3) 750KW Natural Gas Generators 4000 Amps





Located **immediately off I-95**, this Class-A warehouse offers premier accessibility and visibility within the Mid-Atlantic region.

10000 Franklin Square Drive is **high-power equipped up to 8000 Amps**, and boasts additional **generator power**, an **on-site office**, and ample **parking**.



Baltimore





* Route 7:2 mins, 0.5 mi

Essex

- * **I-95:** 7 mins, 2.4 mi
- * Route 40: 8 min, 2.5 mi
- * **I-695:** 10 min, 4.7 mi
- * Port of Baltimore: 20 min, 12 mi
- * **BWI:** 33 min, 24 mi

Prime Mid-Atlantic **Distribution Hub**

Located just one turn off I-95, this opportunity offers immediate transit access and exceptional visibility, making it an ideal hub for efficient logistics and streamlined operations in the Mid-Atlantic region.





Contact Us

Jon Casella

Executive Vice President +1 410 244 3127 jonathan.casella@cbre.com

Justin Mohler

Senior Vice President +1 410 244 3116 justin.mohler@cbre.com

Thomas Galvin

First Vice President +1 410 244 3115 thomas.galvin@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.