



**10000 Franklin
Square Drive**

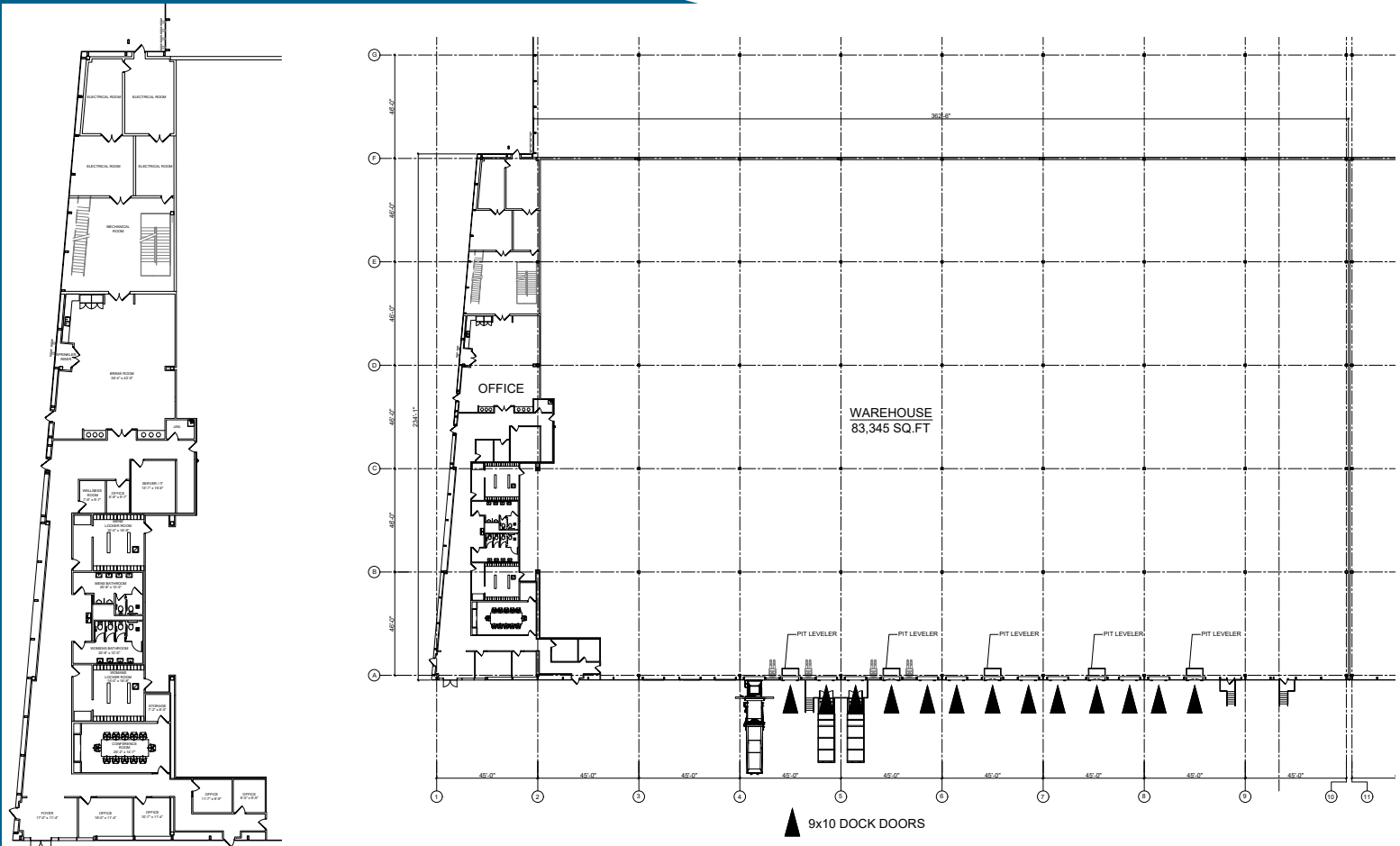
92,398 SF Class-A Warehouse **For Lease**

10000 FRANKLIN SQUARE DRIVE, **WHITE MARSH, MD**

CBRE

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

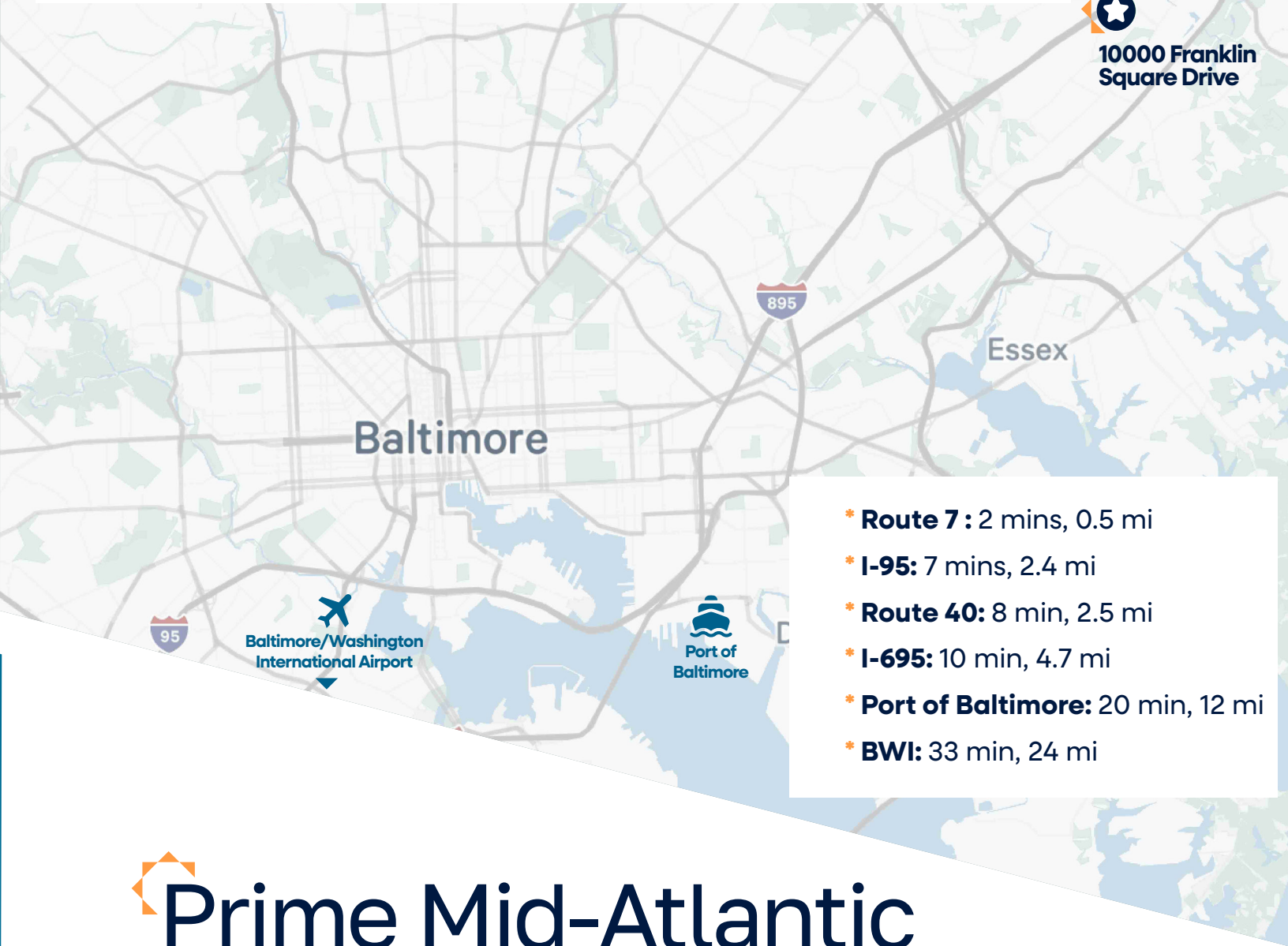


Located **immediately off I-95**, this Class-A warehouse offers premier accessibility and visibility within the Mid-Atlantic region.

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



10000 Franklin Square Drive



- * **Route 7** : 2 mins, 0.5 mi
- * **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.

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