

6740 DORSEY

Ready to Deliver

~120,000 SF Cold Storage Warehouse
Available Q2 2027



6740
DORSEY



Modern Food and Beverage Facility for Growing Operations

6740 Dorsey Road offers a rare combination of freezer, cooler, and dry warehouse space with abundant loading, functional clear heights, and modern infrastructure, making it an ideal cold storage solution. With excellent functionality, ample truck court depth, and a balanced mix of office and warehouse space, the property is perfectly suited for efficient distribution and growing operational needs.



Office + Warehouse Mix
± 13,316 SF of office
± 27,785 SF freezer
± 24,285 SF cooler
± 54,800 SF dry storage



Ample Loading
27 dock-high doors
with 4 levelers for
efficient distribution



Generous Parking
88 total spaces



Modern Lighting
LED throughout for
energy efficiency

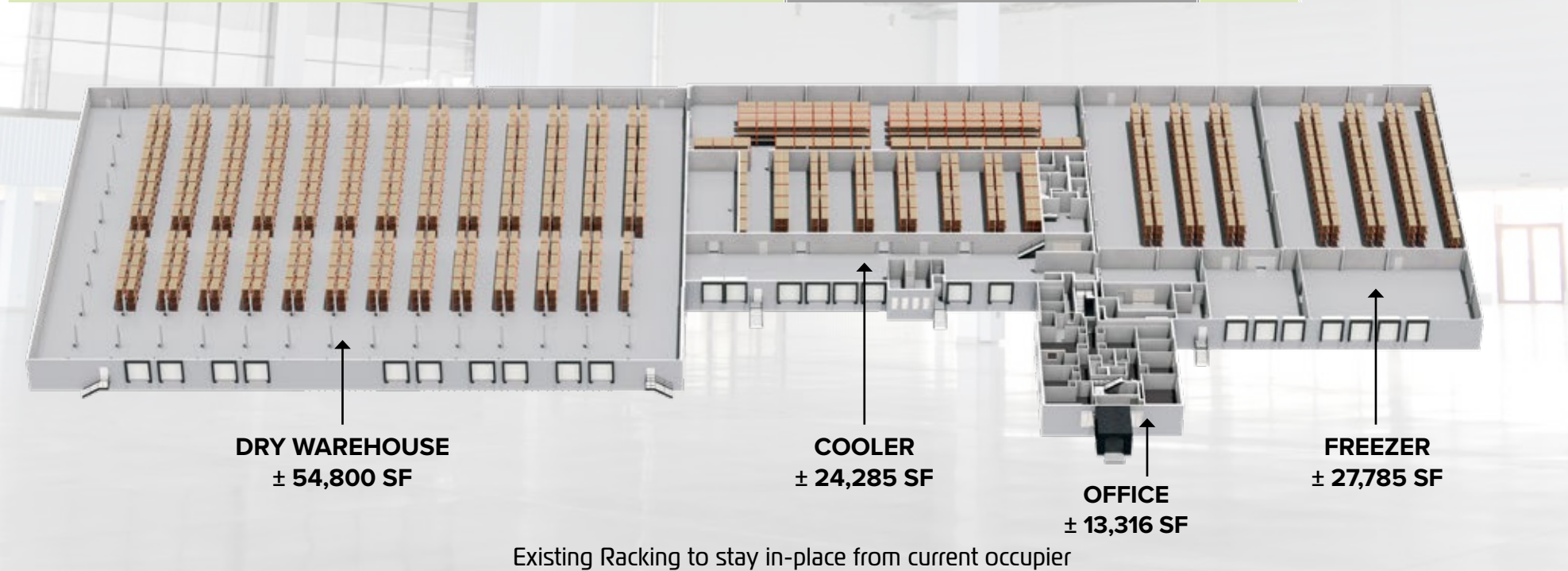
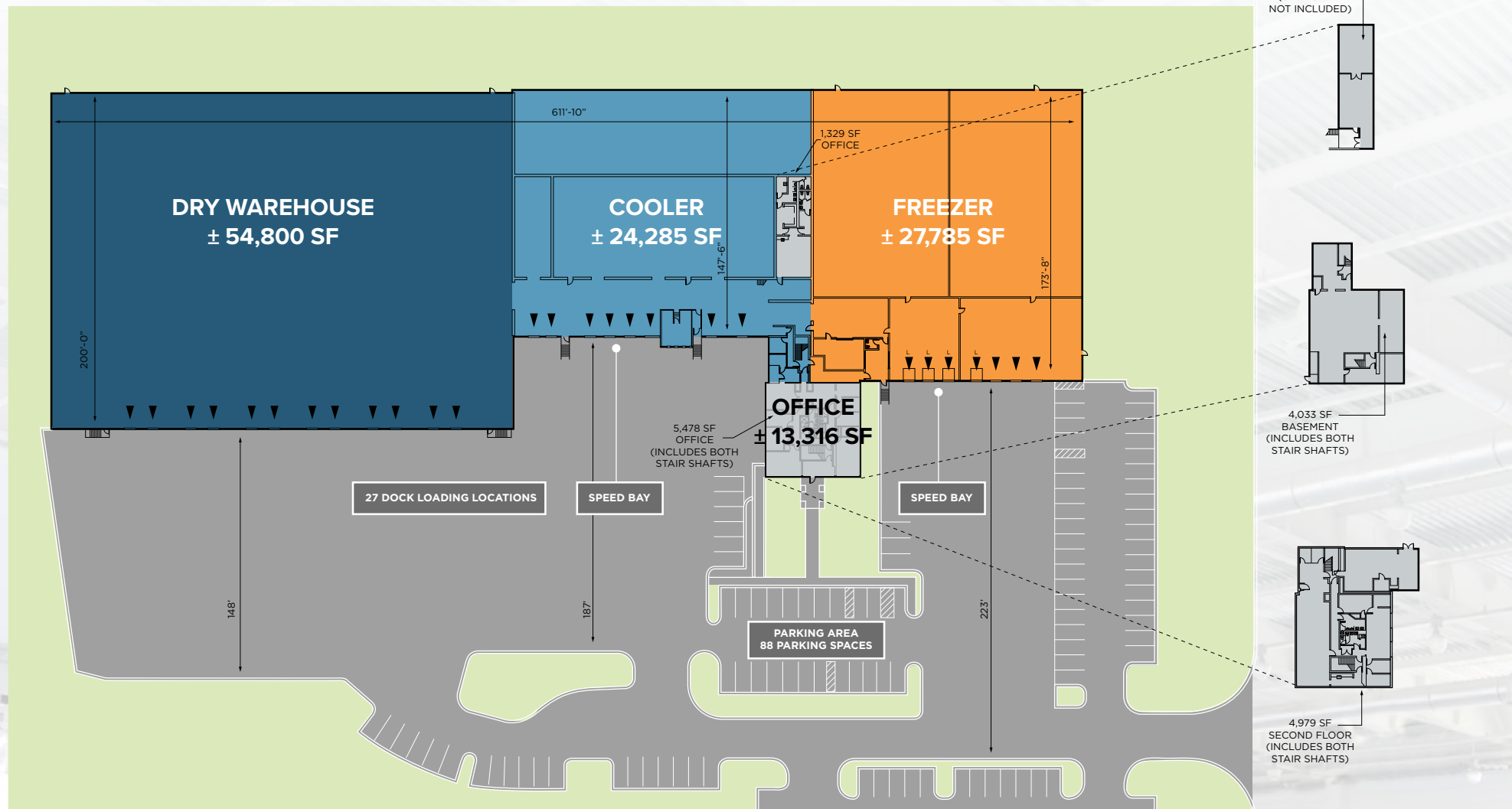


Strategic Layout
635' length with 155'-210'
depth on 7.51 acres



Optimal Column Spacing
40' H x 35' W for flexible
racking and workflows

SITE PLAN



DESIGNED FOR EFFICIENCY & FLEXIBILITY

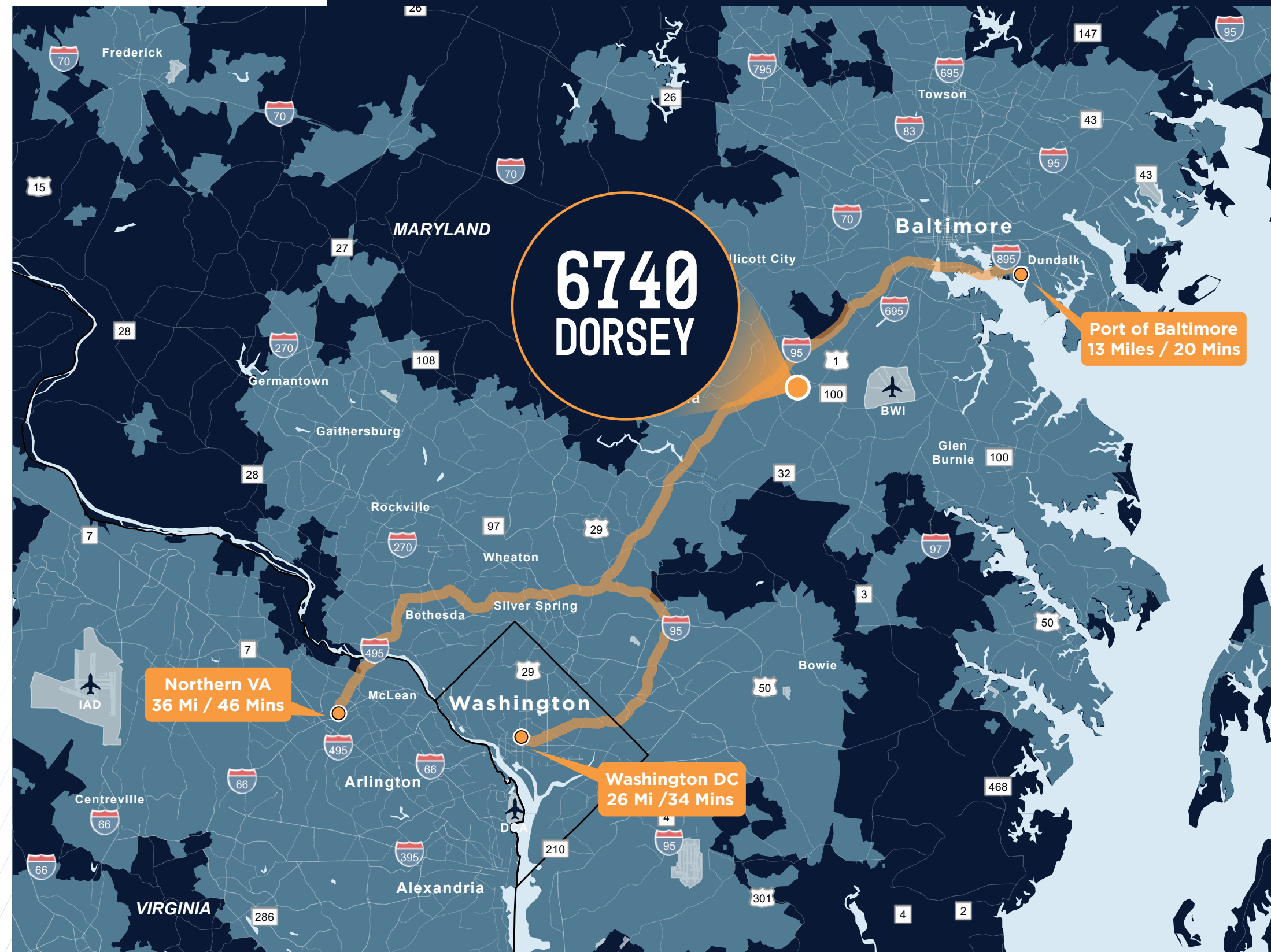
TOTAL BUILDING SF	± 120,186 SF
AVAILABLE SPACES	± 13,316 SF of office space ± 27,785 SF of freezer space ± 24,285 SF of cooler space ± 54,800 SF of dry warehouse space
BUILDING DIMENSIONS	635' L x 155'–210' D
ACREAGE	7.51 acres
CLEAR HEIGHT	~27'–29' clear in warehouse areas 23' clear for the speed bay at the cooler space
COLUMN SPACING	40' H x 35' W
DOCK DOORS	27 loading docks with 4 levelers
LIGHTING	LED
PARKING	88 parking spaces (5 handicapped spaces)
TRUCK COURT	148'–223'
REFRIGERATION SYSTEM	Freon

A CENTRAL MID-ATLANTIC LOCATION WITH REACH
TO MILLIONS OF PEOPLE AND GLOBAL COMMERCE.

IMMEDIATE ACCESS
I-95

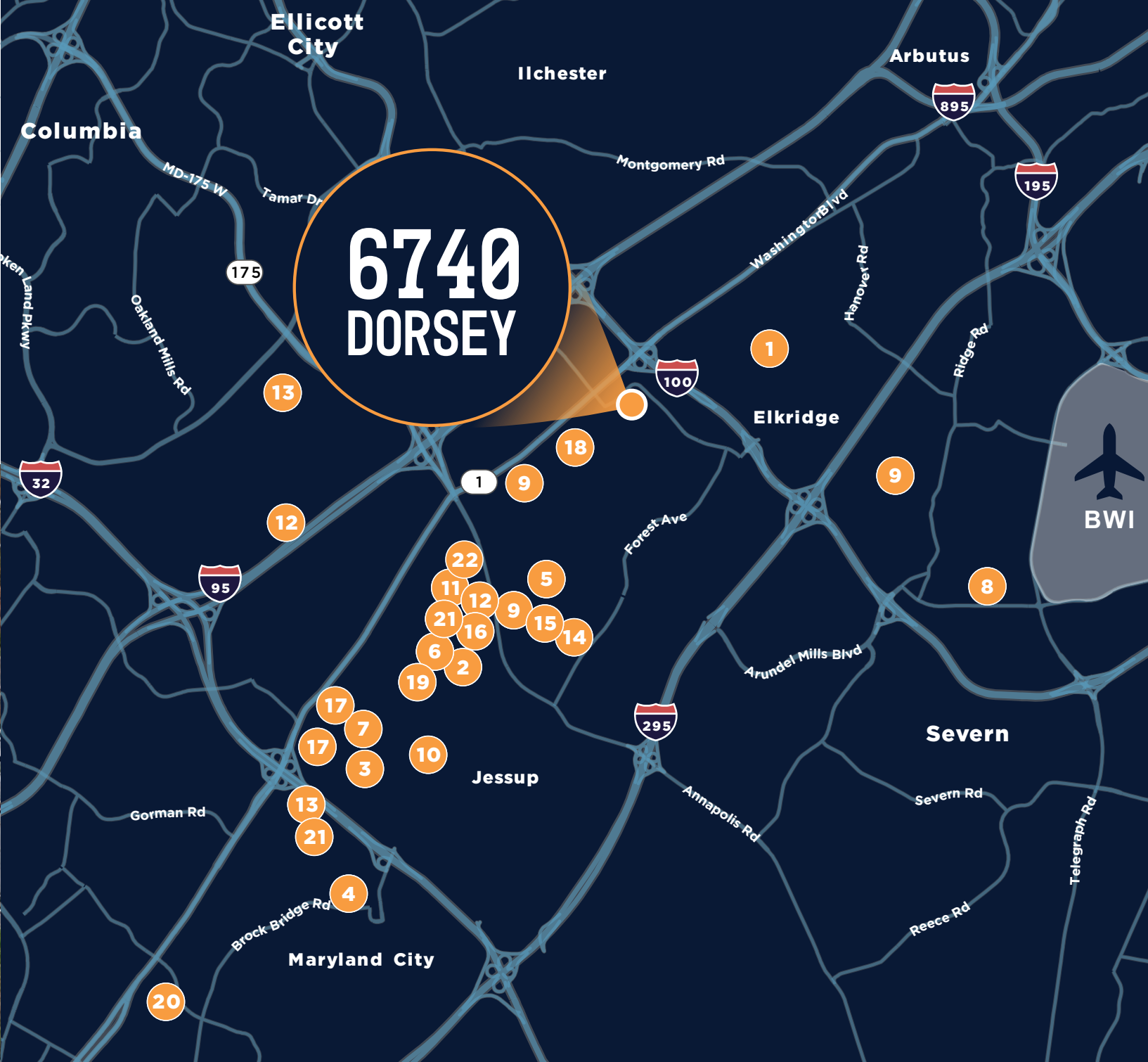
20 MINUTES | 12 MILES
BALTIMORE

34 MINUTES | 26 MILES
WASHINGTON, DC



In Good Company

6740 Dorsey is surrounded by a strong network of industrial and cold storage users that anchor this corridor as one of the Mid-Atlantic’s most important distribution hubs. The concentration of food logistics, temperature-controlled warehouses, and major supply chain operators underscores the property’s premier location for companies seeking efficiency and connectivity.



POPULATION



MEDIAN AGE

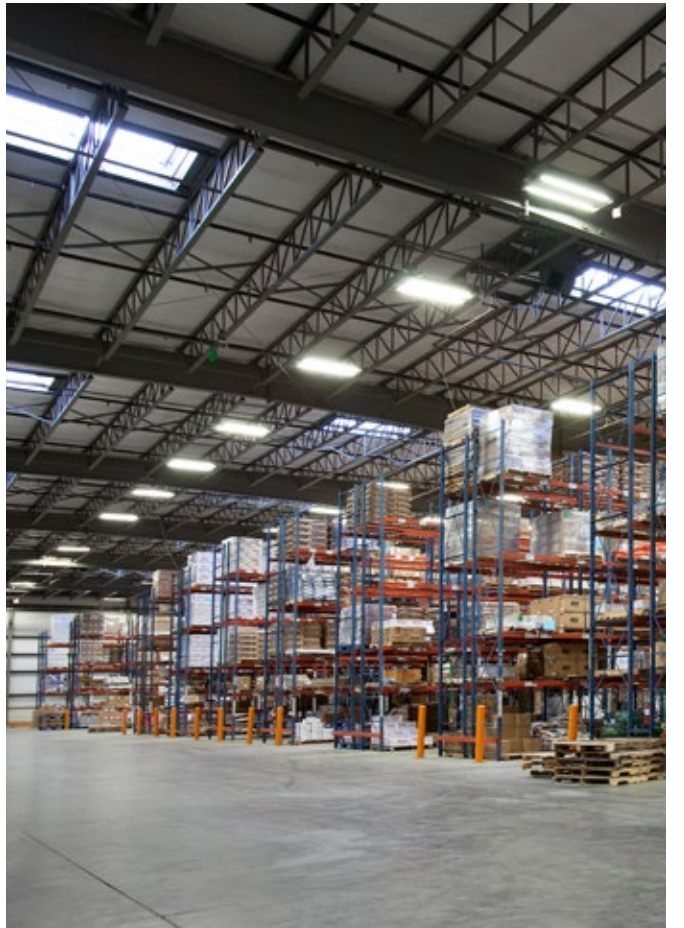
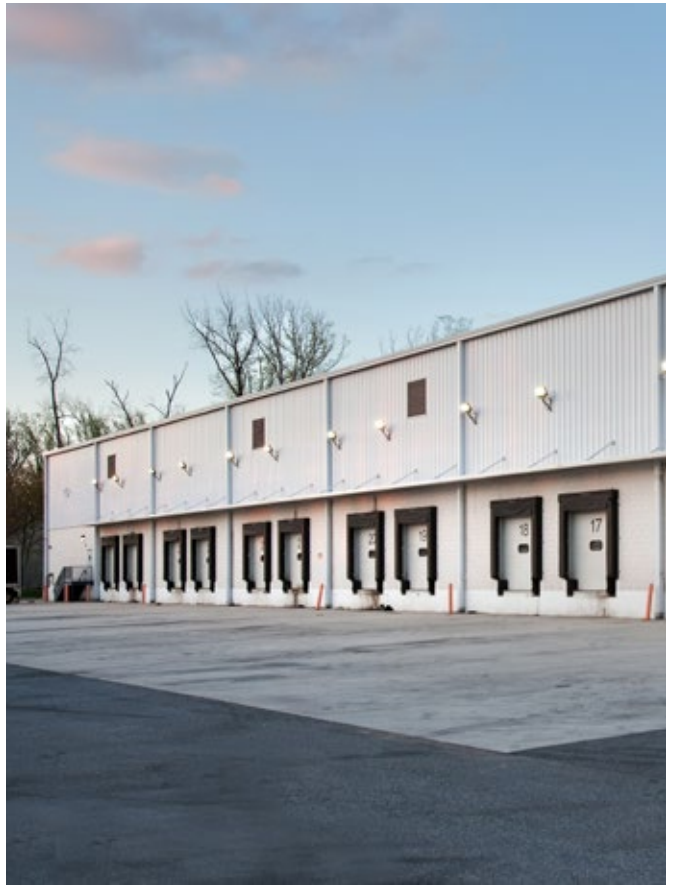


AVG. HOUSEHOLD INCOME

	POPULATION	MEDIAN AGE	AVG. HOUSEHOLD INCOME
2 MILES	35,435	35.4	\$140,522
5 MILES	171,648	37.5	\$144,470
10 MILES	843,293	38.3	\$117,935

Corporate Neighbors

- | | | |
|---|-------------------------|---------------------------------|
| 1. Rhee Brothers | 8. Chefs Warehouse | 16. NAFCO Wholesale Fish |
| 2. Sysco | 9. Elite Spice | 17. Eastland Food Corp |
| 3. Giant Foods | 10. Class Produce Group | 18. JJ McDonnell |
| 4. Taylor Farms | 11. Pepsico | 19. Ryder |
| 5. Food Authority | 12. Komolo | 20. Coastal Sunbelt |
| 6. Del Monte Fresh Produce | 13. JFC International | 21. Lineage |
| 7. Republic National Distributing Company | 14. Walong Marketing | 22. CGC Holdings & Taylor Farms |
| | 15. Panera | |



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