

**1405 Tangier Drive**  
**Baltimore Crossroads@95**  
**White Marsh, MD 21220**

**For Lease**  
**Available Immediately**  
**Class "A" Office/Warehouse**



## DIRECT VISIBILITY ON ROUTE 43

<b>BUILDING TYPE:</b>	CLASS "A" FRONT PARK— REAR LOAD	<b>DOCKS / DRIVE-INS:</b>	18 EXISTING—UP TO 24 1 EXISTING DRIVE-IN
<b>BUILDING SIZE:</b>	76,800 SF	<b>COLUMN SPACING:</b>	40' x 40'
<b>AVAILABLE:</b>	UP TO 11,400 SF DIVISIBLE TO 6,400 SF	<b>CONSTRUCTION:</b>	CONCRETE TILT
<b>BUILDING DIMENSIONS:</b>	160' x 480'	<b>SPRINKLER:</b>	WET SPRINKLER
<b>CLEAR HEIGHT:</b>	24'	<b>POWER:</b>	1200 AMP 277/480V 3 PHASE 4 WIRE
<b>TRUCK COURT:</b>	120'		

### Contact Information:

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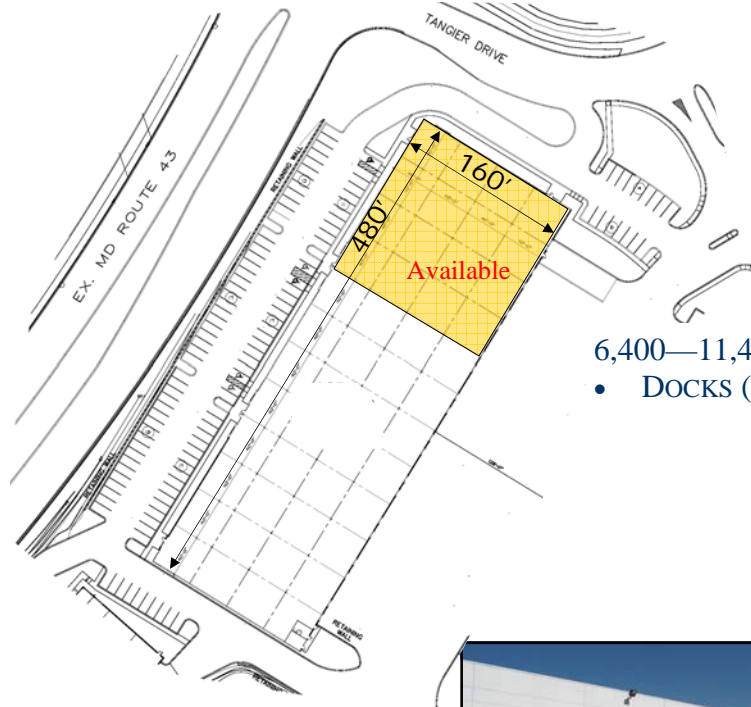
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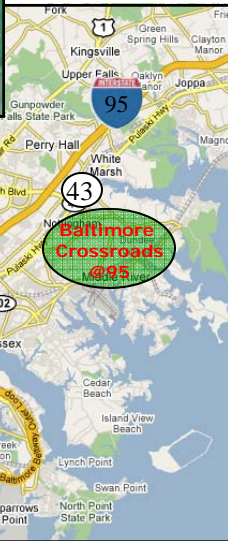
**Chesapeake Real Estate Group, LLC**  
1344 Ashton Road • Suite 105 • Hanover • Maryland • 21076

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6,400—11,400 SF  
• DOCKS (3-5)



**Distance To:**

- Route 40 1.75 Miles
- I-95 3.0 Miles
- I-695 5.0 Miles
- I-895 8.0 Miles
- Port of Baltimore 12.0 Miles
- BWI Airport 22.0 Miles

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