

7700 PORT CAPITAL DRIVE ELKRIDGE, MARYLAND 21075

SUBLEASE



WAREHOUSE AVAILABLE:	+/- 120,000 SF DIVISIBLE TO 20,000 SF	SPRINKLER:	WET SYSTEM
OFFICE AVAILABLE:	+/- 23,000 SF	HEAT:	GAS FIRED
CLEAR HEIGHT:	24'	ELECTRIC:	227/480V 3 PHASE, 4 WIRE
COLUMN SPACING:	TYPICAL 36' X 37'	WAREHOUSE LIGHTING:	SODIUM VAPOR & FLUORESCENT
TRUCK COURT:	108'	ZONING:	M-1 (LIGHT INDUSTRIAL)
FLOOR SLAB:	6" REINFORCED CONCRETE	YEAR BUILT:	1974
DOCKS:	24		

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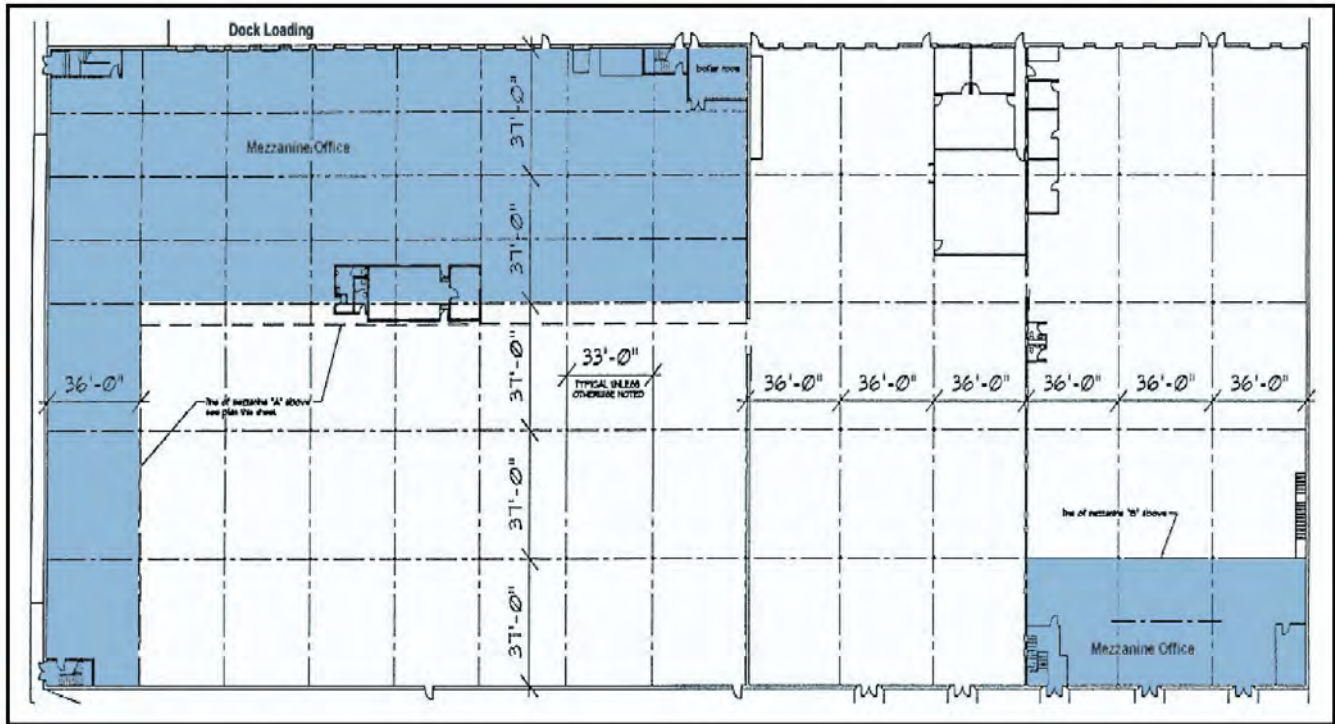
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PROPERTY FEATURES

- EXCELLENT SIGNAGE
- SERVICE / DISTRIBUTION WAREHOUSE
- FRONT PARK—REAR LOAD
- EXCELLENT ACCESS TO I-95 VIA MD RTE. 175 OR MD RTE. 100 VIA MD RTE. 1
- MINUTES TO BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT
- FENCED TRUCK COURT
- EXISTING LIGHTING & SECURITY SYSTEM
- MEZZANINE OFFICE SPACE

FOR MORE INFORMATION
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