

AREA 6

FOR SALE OR LEASE

BALTIMORE CROSSROADS@95

UP TO 300,000 SF

WHITE MARSH, MD 21220

CLASS "A" OFFICE/WAREHOUSE



IDEAL CORPORATE DISTRIBUTION / HEADQUARTERS FACILITY

| | | | |
|------------------------|---|---------------------------|-----------------------|
| BUILDING TYPES: | CLASS "A" FRONT PARK REAR LOADED | DOCKS / DRIVE-INS: | YES |
| BUILDING SIZES: | (4) 115,075 SF (5) 144,600 SF (6) 48,000 SF | ELECTRIC: | 277/480V 3PHASE 4WIRE |
| CLEAR HEIGHT: | 24'-28' | CONSTRUCTION: | CONCRETE TILT |
| COLUMN SPACING: | 40' x 40' TYPICAL | SPRINKLER: | ESFR |
| DELIVERY: | PAD READY | TRUCK COURT: | 120' |

Contact Information:

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



AREA 6

BUILDING 4

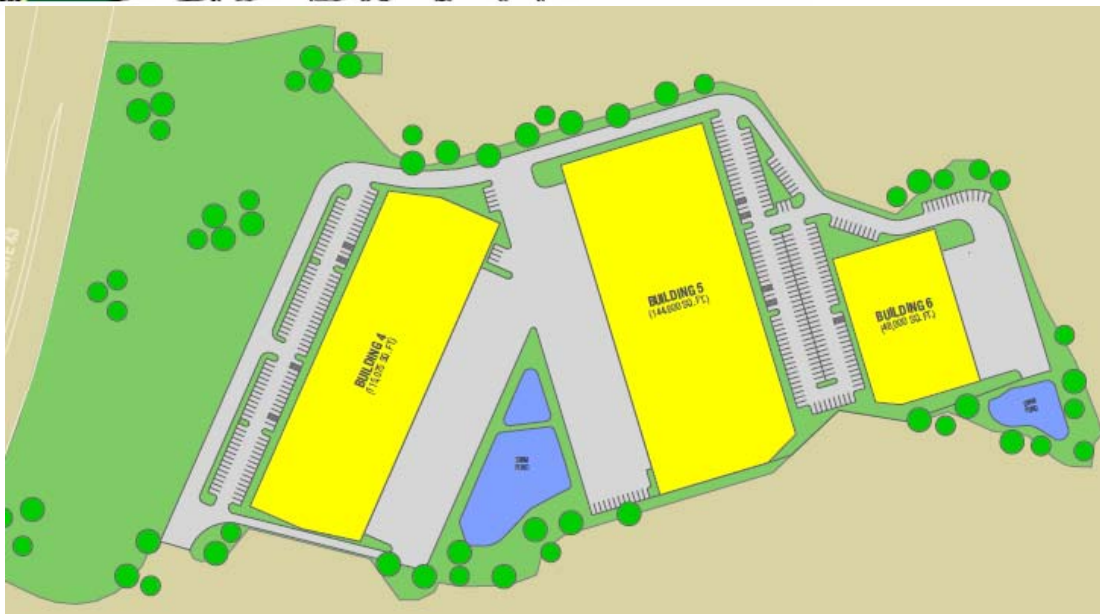
- 115,075 SF FRONT PARK-REAR LOAD
- PAD READY

BUILDING 5

- 144,600 SF FRONT PARK-REAR LOAD
- PAD READY

BUILDING 6

- 48,000 SF FRONT PARK—REAR LOAD
- PAD READY



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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