

**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—<br>REAR LOAD       | <b>DOCKS / DRIVE-INS:</b> | 18 EXISTING—UP TO 24<br>1 EXISTING DRIVE-IN |
| <b>BUILDING SIZE:</b>       | 76,800 SF                                | <b>COLUMN SPACING:</b>    | 40' x 40'                                   |
| <b>AVAILABLE:</b>           | UP TO 25,600 SF<br>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<br>3 PHASE 4 WIRE         |
| <b>TRUCK COURT:</b>         | 120'                                     |                           |   |

### Contact Information:

**Jim Lighthizer, CCIM, SIOR**  
**443.883.8171**  
[jlighthizer@cregllc.com](mailto:jlighthizer@cregllc.com)

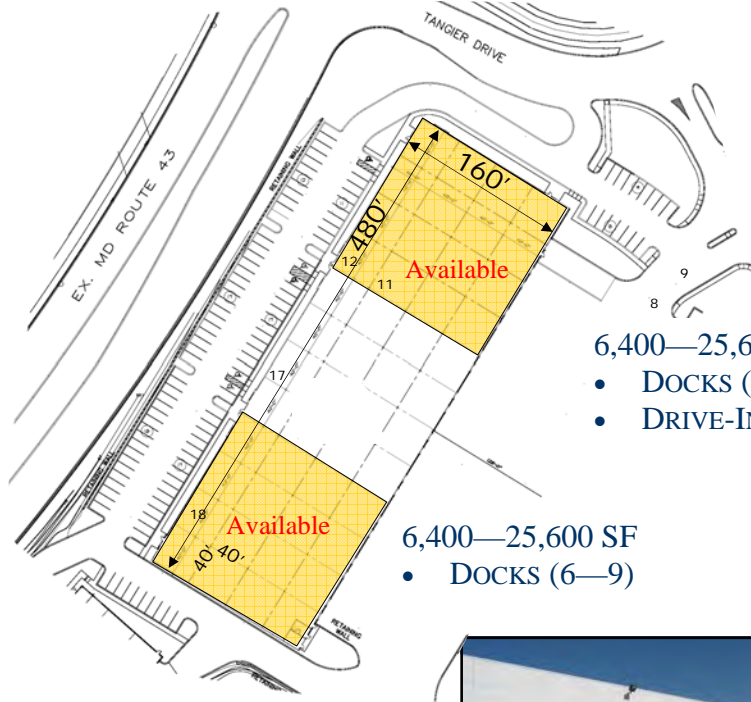
**Ed Brady**  
**443.883.8170**  
[ebrady@cregllc.com](mailto:ebrady@cregllc.com)



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

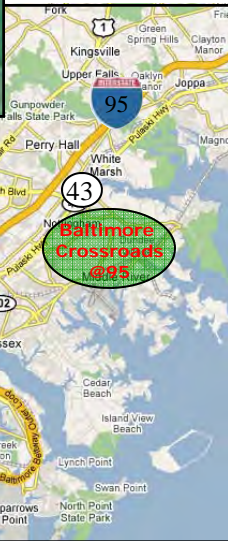
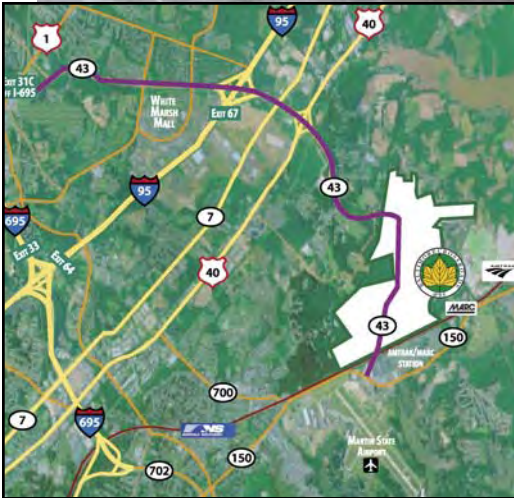
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6,400—25,600 SF  
• DOCKS (5–7)  
• DRIVE-IN (1)

6,400—25,600 SF  
• DOCKS (6—9)



**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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**1409 Tangier Drive  
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**For Lease 38,600 SF  
Available Immediately  
Class "A" Office/Warehouse**



## CLASS "A" OFFICE / WAREHOUSE

|                             |                                    |                          |                                     |
|-----------------------------|------------------------------------|--------------------------|-------------------------------------|
| <b>BUILDING TYPE:</b>       | CLASS "A" FRONT PARK—<br>REAR LOAD | <b>DOCKS / DRIVE-IN:</b> | 6 DOCKS / 1 DRIVE-IN                |
| <b>BUILDING SIZE:</b>       | 93,600 SF                          | <b>COLUMN SPACING:</b>   | 40' x 40'                           |
| <b>AVAILABLE:</b>           | 38,600 SF                          | <b>CONSTRUCTION:</b>     | CONCRETE TILT                       |
| <b>BUILDING DIMENSIONS:</b> | 260' x 360'                        | <b>SPRINKLER:</b>        | ESFR                                |
| <b>CLEAR HEIGHT:</b>        | 24'                                | <b>POWER:</b>            | 2000 AMP 277/480V<br>3 PHASE 4 WIRE |
| <b>TRUCK COURT:</b>         | 120'                               |                          |                                     |

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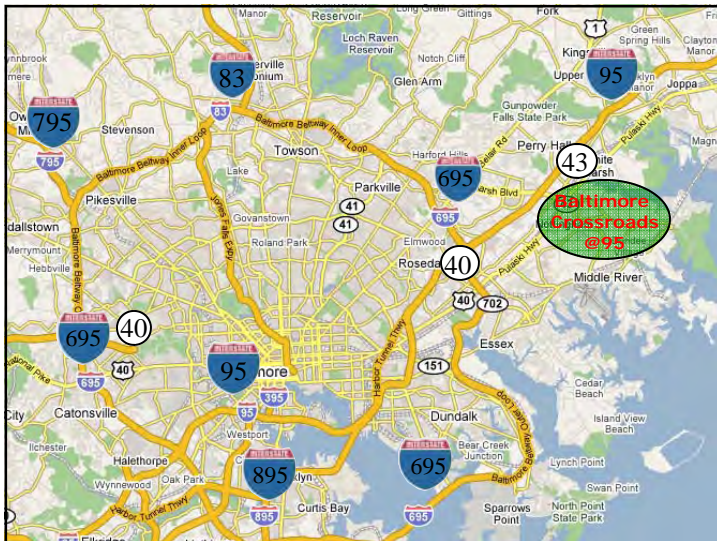
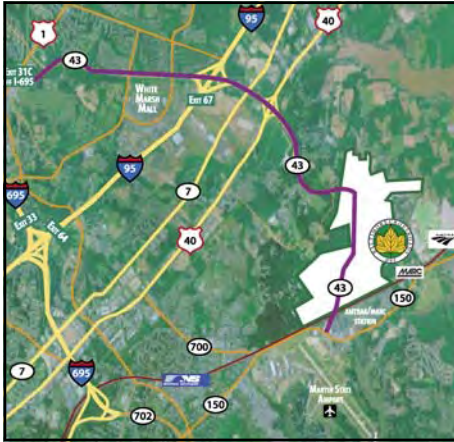


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38,600 SF For Lease



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CHESAPEAKE  
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# AREA 10 BUILDING 1 FOR SALE OR LEASE

BALTIMORE CROSSROADS@95 505,000 SF  
WHITE MARSH, MD 21220 CLASS "A" CROSS DOCK



## IDEAL CORPORATE DISTRIBUTION / HEADQUARTERS FACILITY

|                             |                         |                           |                                     |
|-----------------------------|-------------------------|---------------------------|-------------------------------------|
| <b>BUILDING TYPE:</b>       | CLASS "A" CROSS-DOCK    | <b>DOCKS / DRIVE-INS:</b> | 109 / 4                             |
| <b>BUILDING SIZE:</b>       | 505,294 SF              | <b>TRAILER PARKING:</b>   | 32+                                 |
| <b>BUILDING DIMENSIONS:</b> | 480' x 1050'            | <b>POWER:</b>             | 3000 AMP 277/480V<br>3 PHASE 4 WIRE |
| <b>CLEAR HEIGHT:</b>        | 30'                     | <b>CONSTRUCTION:</b>      | CONCRETE TILT                       |
| <b>COLUMN SPACING:</b>      | 50' x 40' (60' LOADING) | <b>SPRINKLER:</b>         | ESFR                                |
| <b>DELIVERY:</b>            | PAD READY               | <b>TRUCK COURT:</b>       | 140' - 170'                         |

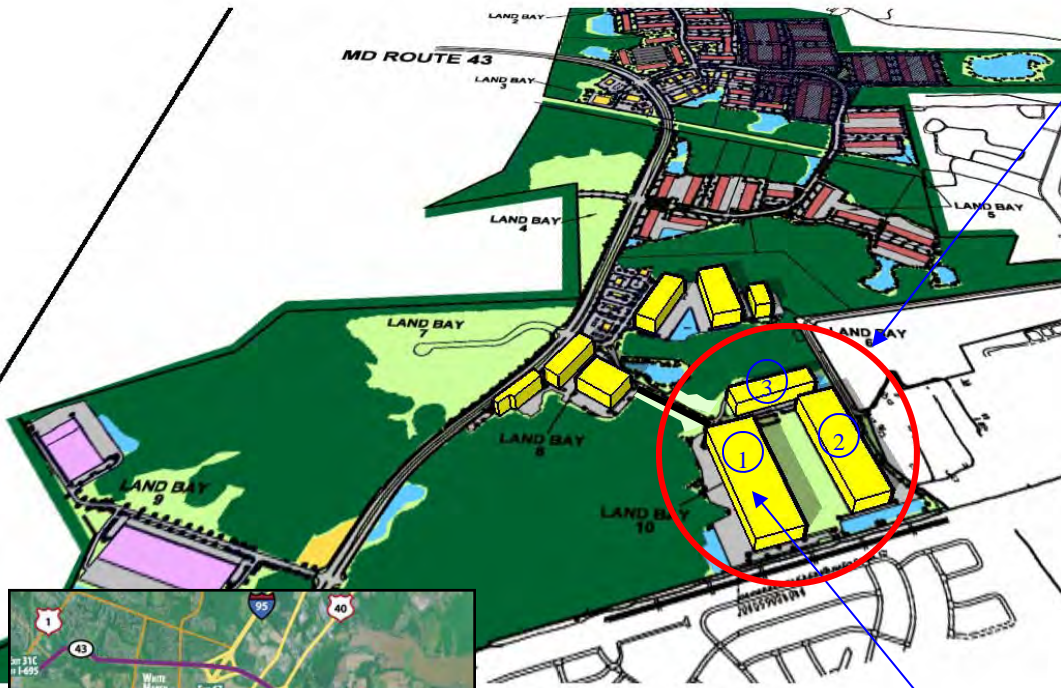
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**AREA 10**

**BUILDING 1**

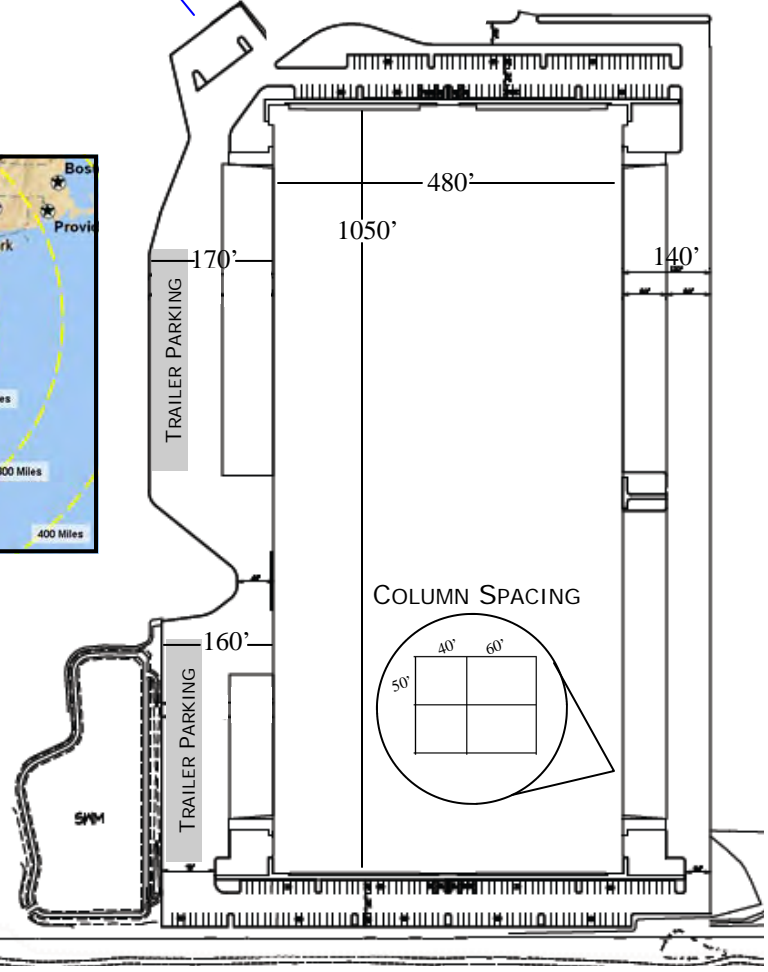
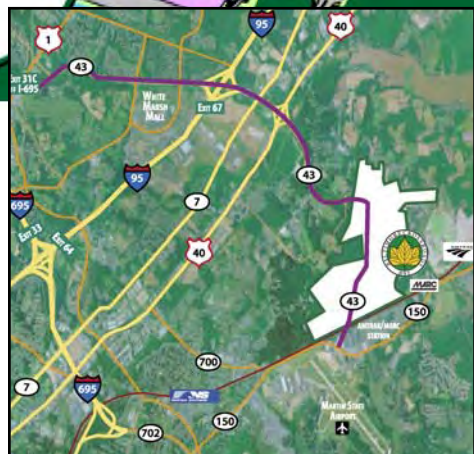
- 505,294 SF CROSS-DOCK
- PAD READY

**BUILDING 2**

- APPROX. 292,760 SF
- BUILD-TO-SUIT OPPORTUNITY

**BUILDING 3**

- APPROX. 130,000 SF FRONT PARK—REAR LOAD
- BUILD-TO-SUIT OPPORTUNITY



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# Baltimore Crossroads @ 95

Land Bay Area 6

