



BALTIMORE

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Chesapeake Real Estate Group Achieves 100% Occupancy At Baltimore Crossroads @95 With Expansion Of Urban Trampoline Park

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Real Estate development firm has constructed eight buildings comprising nearly 1.4 million square feet of space at business community in White Marsh section of Baltimore County



Chesapeake Real Estate Group, LLC (CREG), the Baltimore-based commercial real estate development and operating company, has achieved 100% occupancy at **Baltimore Crossroads @95** with the **22,700 square foot** expansion of **Urban Air Trampoline Park** within **11501 Pocomoke Court**. Since initiating development activities at the mixed-use business community in the White Marsh section of Baltimore County in 2006, CREG has constructed eight buildings comprising nearly 1.4 million square feet of space on 239 acres.

In 2016, Urban Air Trampoline Park, a regional franchise of a Texas-based entertainment center, signed a lease for 30,000 square feet of space within Baltimore Crossroads @95 to house its entertainment concept that includes an indoor playground, climbing wall and warrior course. The company is nearly doubling its size within the 100,900 square foot building to satisfy customer demand. Additional CREG tenants contained within Baltimore Crossroads @95 include American Tire Distributors, BGE Home Products & Services, Breakthru Beverage and The True Citrus Company.

Also in 2016, CREG and Baltimore Crossroads @95 were recognized by NAIOP Maryland for the “Best Industrial Park” of the year in the real estate association’s biannual awards competition.

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Timeline of CREG construction activities at Baltimore Crossroads @95

In 2007 CREG commenced construction on three buildings at Baltimore Crossroads @95 which became build-to-suits for Pevco International and a call center for BGE Home Products & Services, which expanded its space to 72,000 square feet in 2016. The third building was a speculative multi-tenanted industrial building that delivered in 2008 and reached full occupancy in 2009.

In 2012 CREG built another headquarters facility for regional manufacturing company Atlantic Design and also started a new 450,000 square foot build-to-suit headquarters and warehouse facility for Reliable Churchill Liquors, which was renamed to Breakthru Beverage Maryland, a building that delivered in 2014. Additional development included the construction of separate 435,000 and 100,000 square foot speculative warehouses, of which 300,000 square feet was leased shortly after completion, as well as a 140,000 square foot build-to-suit for American Tire Distributors.

“Our team first recognized the potential of Baltimore Crossroads @95 when MD Route 43 was announced which, upon completion, provided a much-needed connection between Interstate 95 and Eastern Boulevard in the eastern section of Baltimore County,” stated **Matt Laraway**, SIOR, Partner with Chesapeake Real Estate Group. “Today, this once land-locked greenfield development site has been transformed into an employment center that contains tenant spaces between 10,000 and 450,000 square feet of space, including three headquarters. Thousands of employees currently work within the entire 1200-acre community and it has become a regional economic engine.”

The business community is positioned less than three miles from Interstate 95, 12 miles from the Port of Baltimore and 22 miles from Baltimore-Washington International Airport. Approximately 50% of the population in the United States can be accessed with a one-day truck drive.

Chesapeake Real Estate Group, LLC, headquartered in Baltimore, Maryland, is a fully-integrated commercial real estate operating company that focuses on real estate development, leasing, property management and brokerage services. The company owns a diverse portfolio encompassing Class “A” industrial and commercial office properties, as well as retail centers. Chesapeake Real Estate Group also participates in joint venture partner arrangements on select investments. The firm currently has more than four million square feet of industrial projects planned or under construction in the Mid-Atlantic region and over three million square feet under management. Notable projects include the Perryman Logistics Center, Port 95 Industrial Park, Penn 95 Commerce Center, Baltimore Crossroads @95 and 210 Allegheny Avenue. For more information visit www.cregllc.com