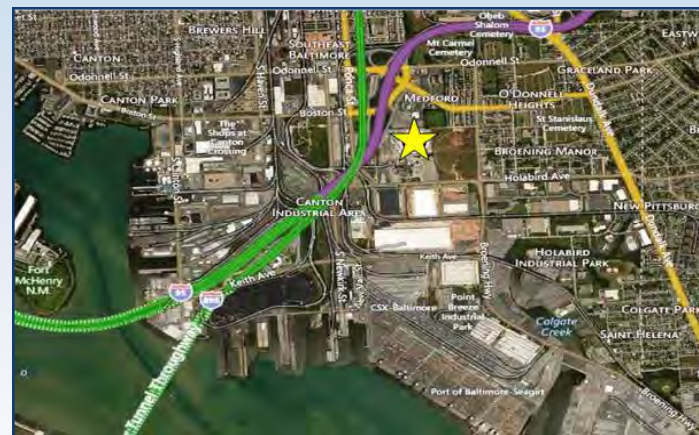




Port 95 Industrial Park

5250 - 5330 Holabird Avenue
Baltimore, MD 21224

FOR LEASE
499,022 +/- SQUARE FEET



Location Proximity

- 500 Feet I-95 / I-895
- 1.0 Miles Port of Baltimore
- 3.0 Miles RT 40 / Pulaski Highway
- 7.0 Miles I-695 / Baltimore Beltway
- 9.0 Miles BWI / Thurgood Marshall Airport



Building Highlights

- Building Renovation Complete
- Ready For Tenant Improvements
- Adjacent To The Port Of Baltimore
- Divisible To 117,000 SF
- 22' Clear Height
- Trailer Parking Available
- I-95 Visibility With Direct Access
- Aggressive Rental Rates
- Enterprise Zone & Focus Area
- One MD Tax Incentives Available



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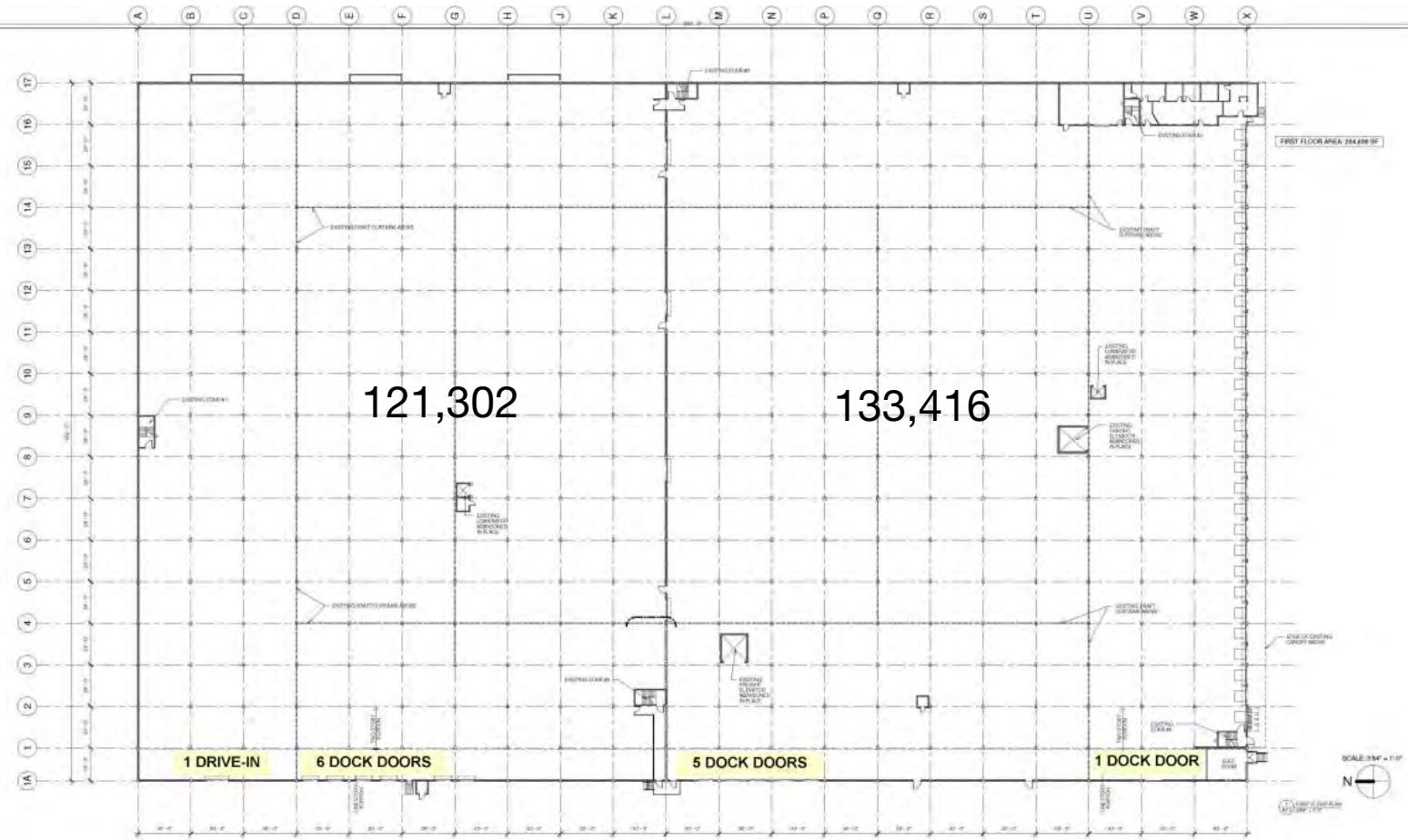
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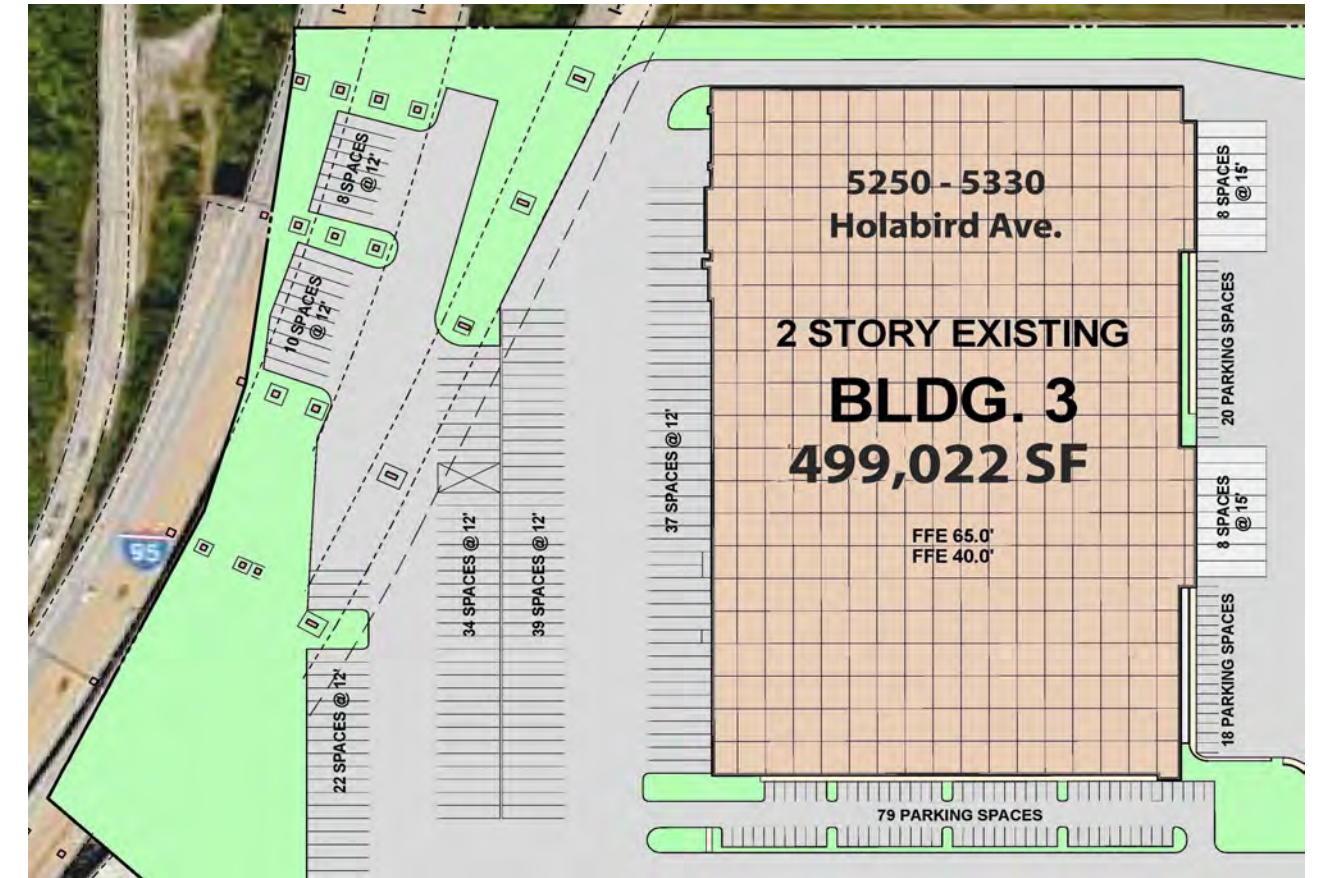
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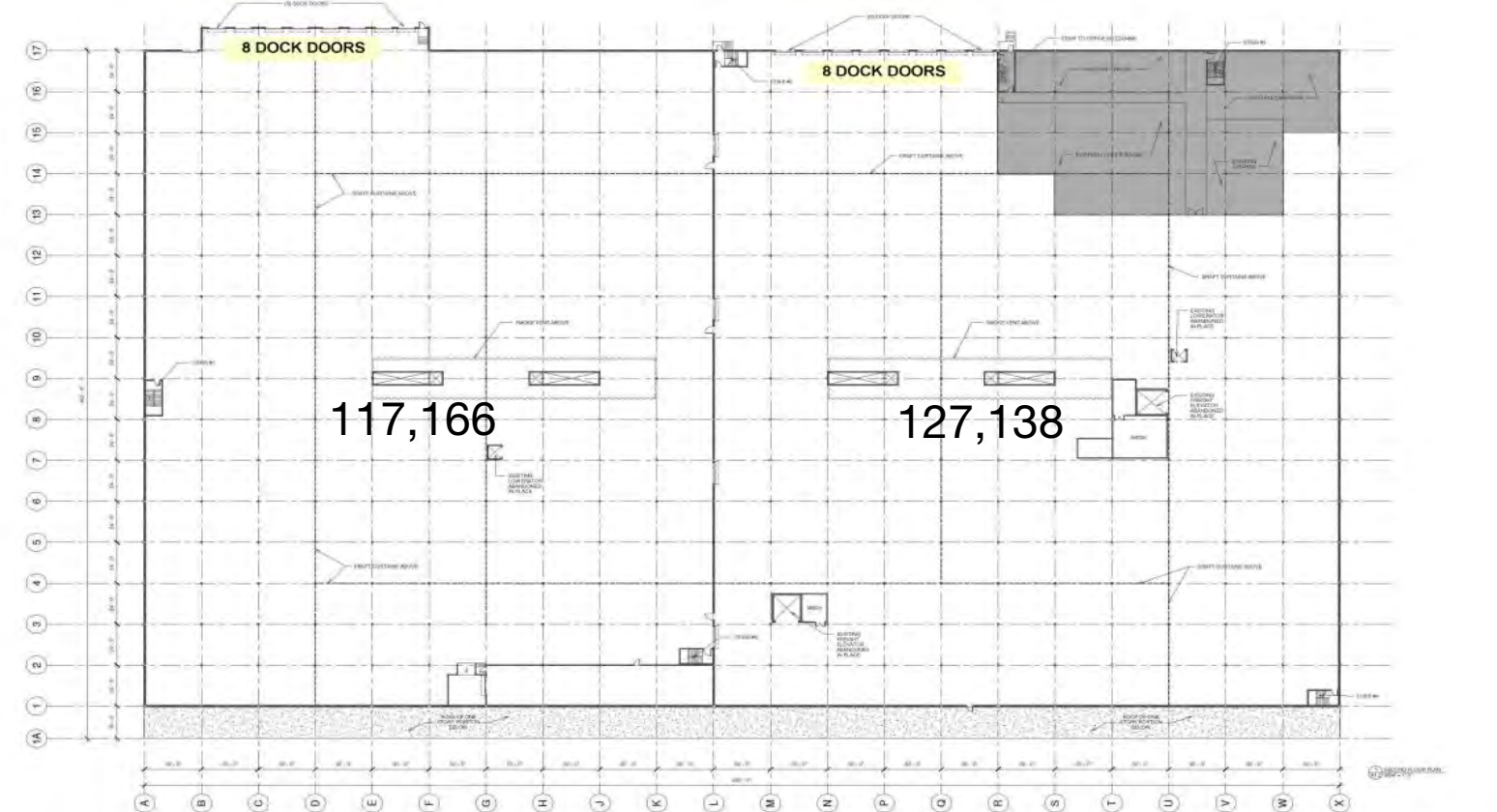
5250 HOLABIRD AVE



SITE PLAN 499,022 SF



5330 HOLABIRD AVE



BUILDING FEATURES

• First Floor

- Total Size: 254,718 SF
- Building Dimensions: 403' x 630'
- Loading Dock Doors: 6 (9' x 10') & 5 (8' x 9')
1 (10' x 10')
- Drive-In Doors: 1 (12' x 14')

• Second Floor

- Total Size: 244,304 SF
- Building Dimensions: 384' x 630'
- Loading Dock Doors: 8 (8' x 9') & 8 (9' x 10')
- Drive-In Doors: 0

- **Construction Type:** Concrete Block
- **Roof:** PVC
- **Clear Height:** 22'
- **Column Spacing:** 24' X 30' typical
- **Truck Court:** 130' - 185'
- **Electrical Service:** 3,000 AMP, 277/480V 3P
- **Lighting:** T-5 Energy Efficient Fixtures
- **Sprinkler System:** Wet System
- **Heat:** Gas Fired Unit Headers
- **Water & Sewer:** Baltimore City Municipal
- **Gas & Electric:** Baltimore Gas & Electric
- **Zoning:** ,I-2 Heavy Industrial