



Port 95 Industrial Park

5350 Holabird Avenue
Baltimore, MD 21224

FOR LEASE
140,400 +/- SQUARE FEET

blueprint
robotics

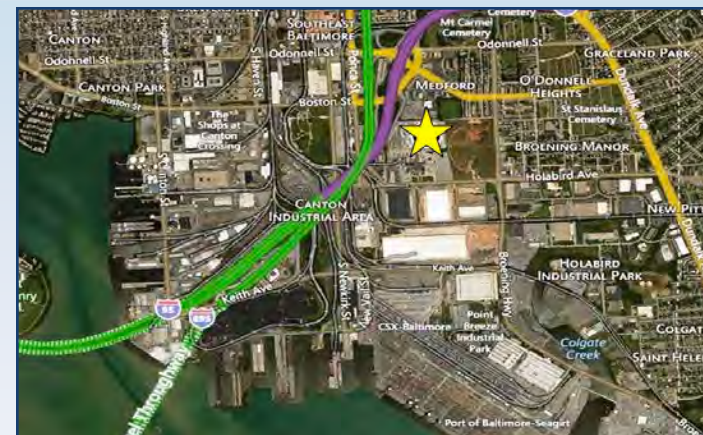
5350

5300

5250-5330

INTERSTATE
895

INTERSTATE
95



Location Proximity

- 1,000 Feet I-95 / I-895
- 1.0 Mile Port of Baltimore
- 3.0 Miles RT 40 / Pulaski Highway
- 7.0 Miles I-695 / Baltimore Beltway
- 9.0 Miles BWI / Thurgood Marshall Airport



READY FOR TENANT IMPROVEMENTS

Building Highlights

- Class A New Construction
- Concrete Tilt-Up Construction
- Front Park / Rear Load Design
- ESFR Sprinkler System
- Adjacent to the Port of Baltimore
- Excellent Access to I-95 & Port of Baltimore
- Enterprise Zone/Focus Area & One MD Tax Incentives Available

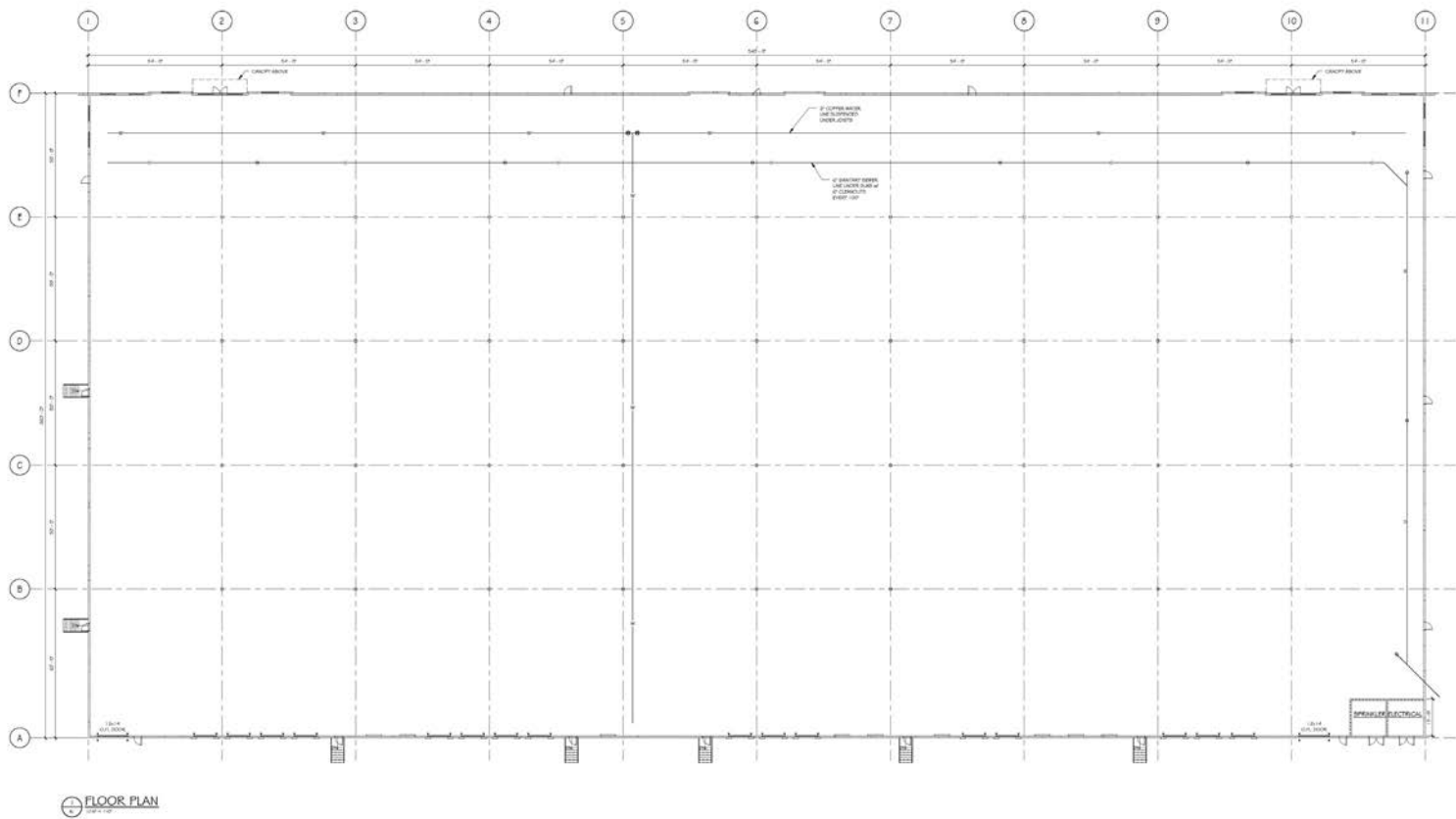


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1343 ASHTON ROAD SUITE B , HANOVER, MD 21076
main (410) 787-8799 • fax (410) 787-8872

SCOTT SKOGMO, SIOR
443.883.8180
sskogmo@cregllc.com

ED BRADY
443.883.8170
ebrady@cregllc.com

MATT LARAWAY, SIOR
443.883.8182
mlaraway@cregllc.com



BUILDING FEATURES

- **Total Size:** 140,400 sf
- **Building Dimensions:** 540' X 260'
- **Ceiling Height:** 32' Clear
- **Column Spacing:** 54' X 50', 60' Loading Bay
- **Truck Court:** 130' Minimum
- **Drive-In Doors:** 2 (12' X 14')
- **Dock Doors:** Sixteen (16) (9' X 10') & Up To 25 Available
- **Parking:** 72 Automobile Spaces
- **Zoning:** M-3, Heavy Industrial
- **Construction Type:** Concrete Tilt-Up
- **Roof:** TPO 60 Mil Mechanically Attached
- **Floor:** 7" Unreinforced Concrete
- **Electrical Service:** 4,000 AMP, 277/480V 3P
- **Lighting:** To Suit
- **Sprinkler System:** ESFR
- **Heat:** Gas Fired Cambridge Units
- **Water & Sewer:** Baltimore City Municipal
- **Gas & Electric:** Baltimore Gas & Electric