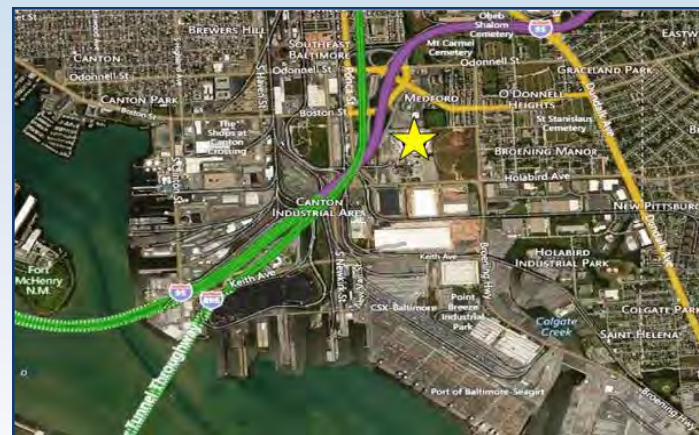




# Port 95 Industrial Park

5250 - 5330 Holabird Avenue  
Baltimore, MD 21224

**FOR LEASE**  
498,923 +/- 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 120,000 SF
- 22' Clear Height
- Trailer Parking Available
- I-95 Visibility With Direct Access
- Aggressive Rental Rates
- Enterprise Zone Focus Area
- One MD Tax Incentives



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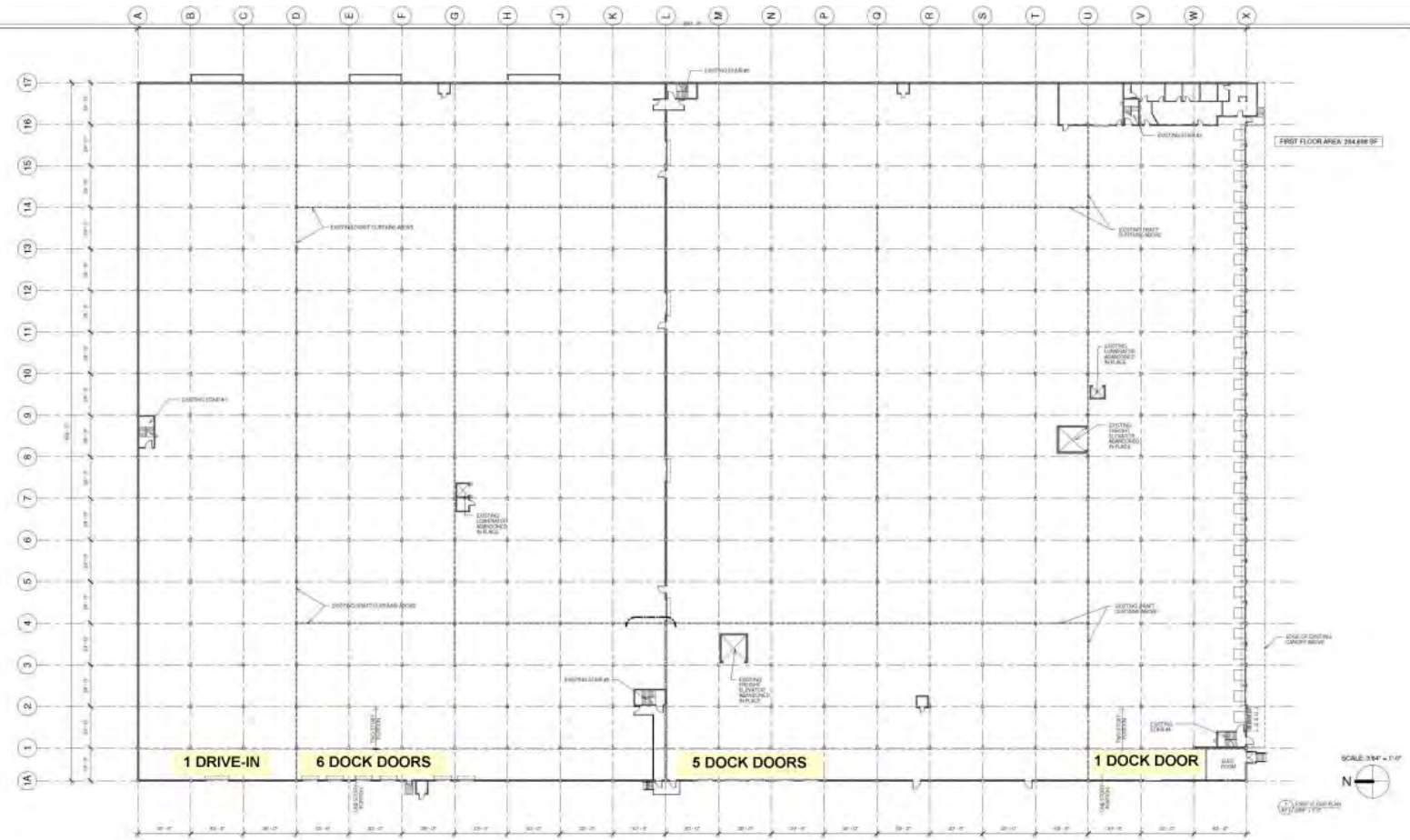
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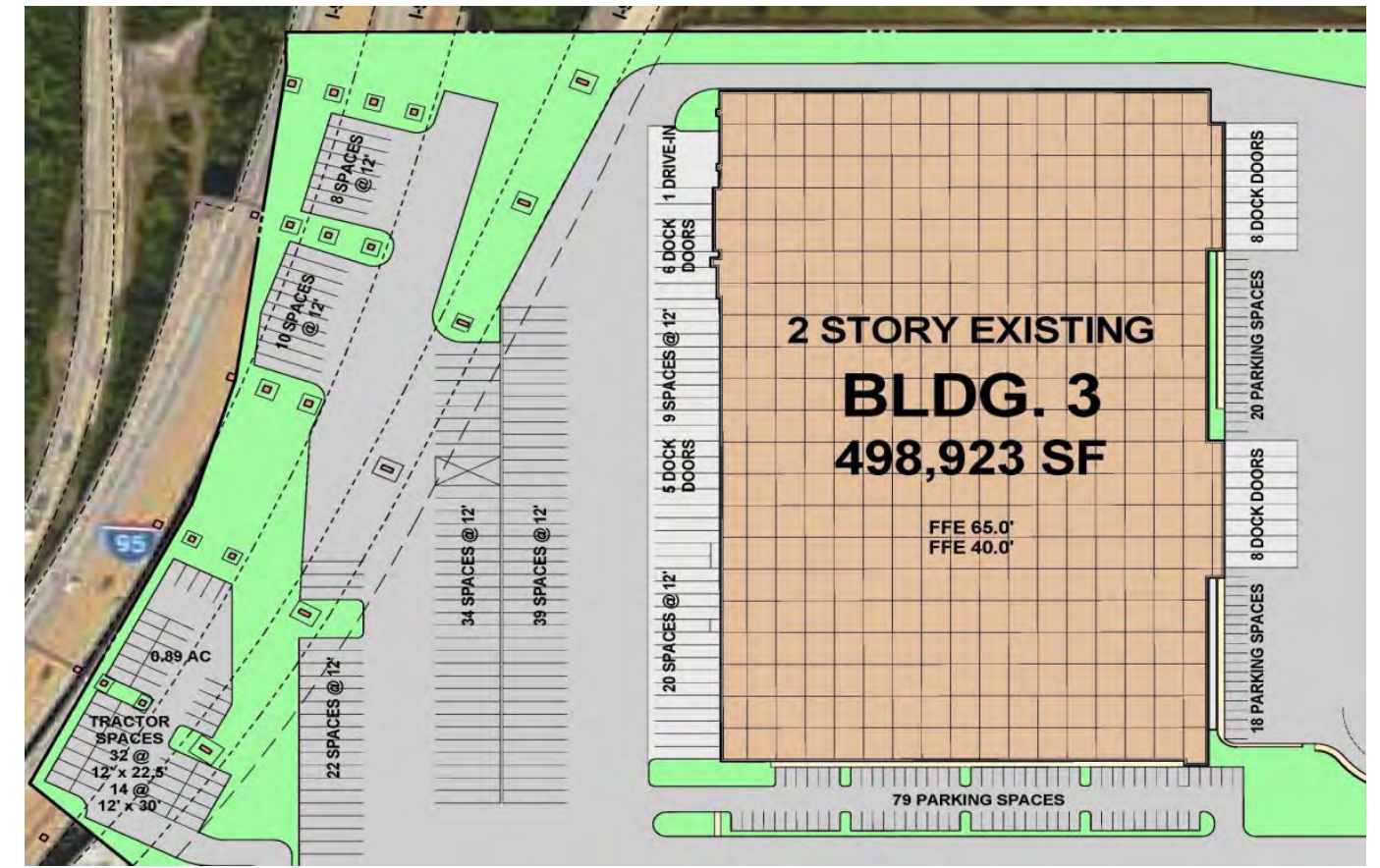
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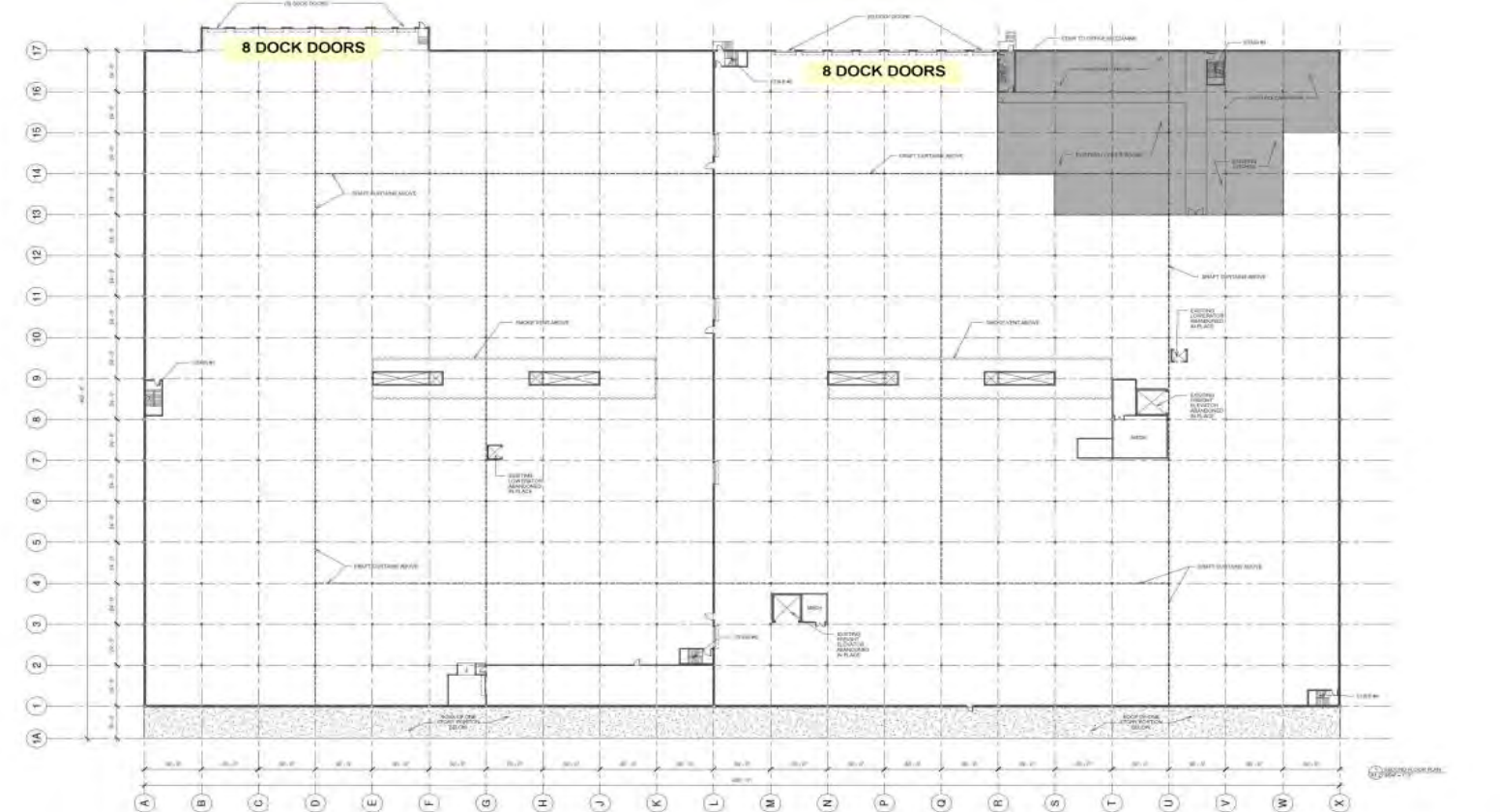
# 5250 HOLABIRD AVE



# SITE PLAN 498,923 SF



# 5330 HOLABIRD AVE



# BUILDING FEATURES

- **First Floor**
  - Building Size: 254,698 SF
  - Building Dimensions: 403' x 630'
  - Loading Dock Doors: 6 (9' x 10') & 5 (8' x 9')  
1 (10' x 10')
  - Loading Drive-Ins: 1 (12' x 14')
- **Second Floor**
  - Building Size: 244,225 SF
  - Building Dimensions: 384' x 630'
  - Loading Dock Doors: 8 (8' x 9') & 8(9' x 10')
  - Loading Drive-Ins: N/A
- **Construction Type:** Concrete Block
- **Roof:** PVC
- **Floor:** 7" Concrete
- **Clear Height:** 22'
- **Column Spacing:** 24' X 30'
- **Truck Court:** 130' Minimum
- **Electrical Service:** 3,000 AMP, 277/480V 3P
- **Lighting:** T-5 Energy Efficient Fixtures
- **Sprinkler System:** Wet System
- **Heat:** Gas Fired Cambridge Units
- **Water & Sewer:** Baltimore City Municipal
- **Gas & Electric:** Baltimore Gas & Electric
- **Zoning:** M-3, Heavy Industrial