



BUILDING FEATURES

- **Total Size:** 413,100 SF (247,860 SF Available)
- **Building Dimensions:** 486' X 510'
- **Ceiling Height:** 36' Clear
- **Column Spacing:** 54' X 48', 63' Loading Bay
- **Truck Court:** 130' Minimum
- **Drive-In Door:** 1 (12' X 14')
- **Dock Doors:** 49 (9' X 10')
- **Parking:** 100 Auto / 125 Trailer Spaces
- **Zoning:** i-2, 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