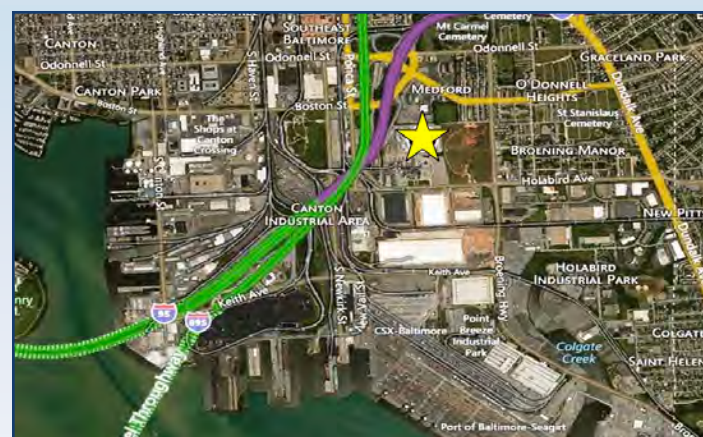




Port 95 Industrial Park

5300 Holabird Avenue
Baltimore, MD 21224

FOR LEASE
413,100+/- SQUARE FEET



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
- Ready For Tenant Improvements
- Cross Dock Design
- ESFR Sprinkler System
- Ample Car & Trailer Parking
- Adjacent to the Port of Baltimore
- Excellent Access to I-95 & Port of Baltimore
- Enterprise Zone Focus Area, One MD Tax Incentives



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BUILDING FEATURES

- **Building 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
- **Loading Drive-In's:** 1 (12' X 14')
- **Loading Dock Doors:** 49 (9' X 10')
- **Parking:** 100 Auto / 125 Trailer Spaces
- **Zoning:** M-3, Heavy Industrial
- **Construction Type:** Concrete Tilt-Up
- **Roof:** TPO 60 Mil Mechanically Attached
- **Floor:** 7" 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