



Port 95 Industrial Park

5350 Holabird Avenue
Baltimore, MD 21224

FOR LEASE
56,160 +/- SQUARE FEET

blueprint
robotics

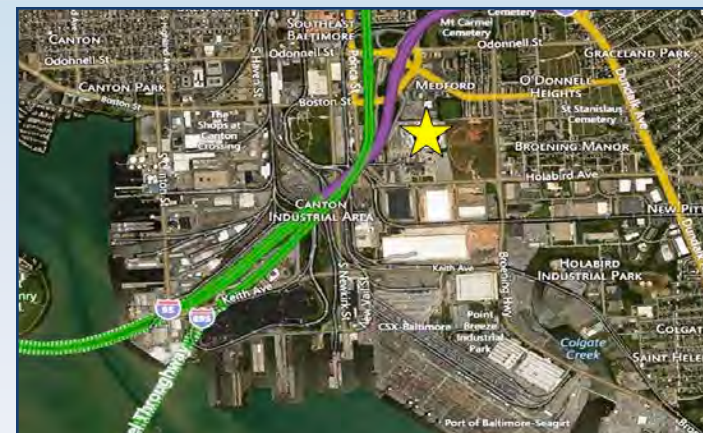
5350

5300

5250-
5330

895

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



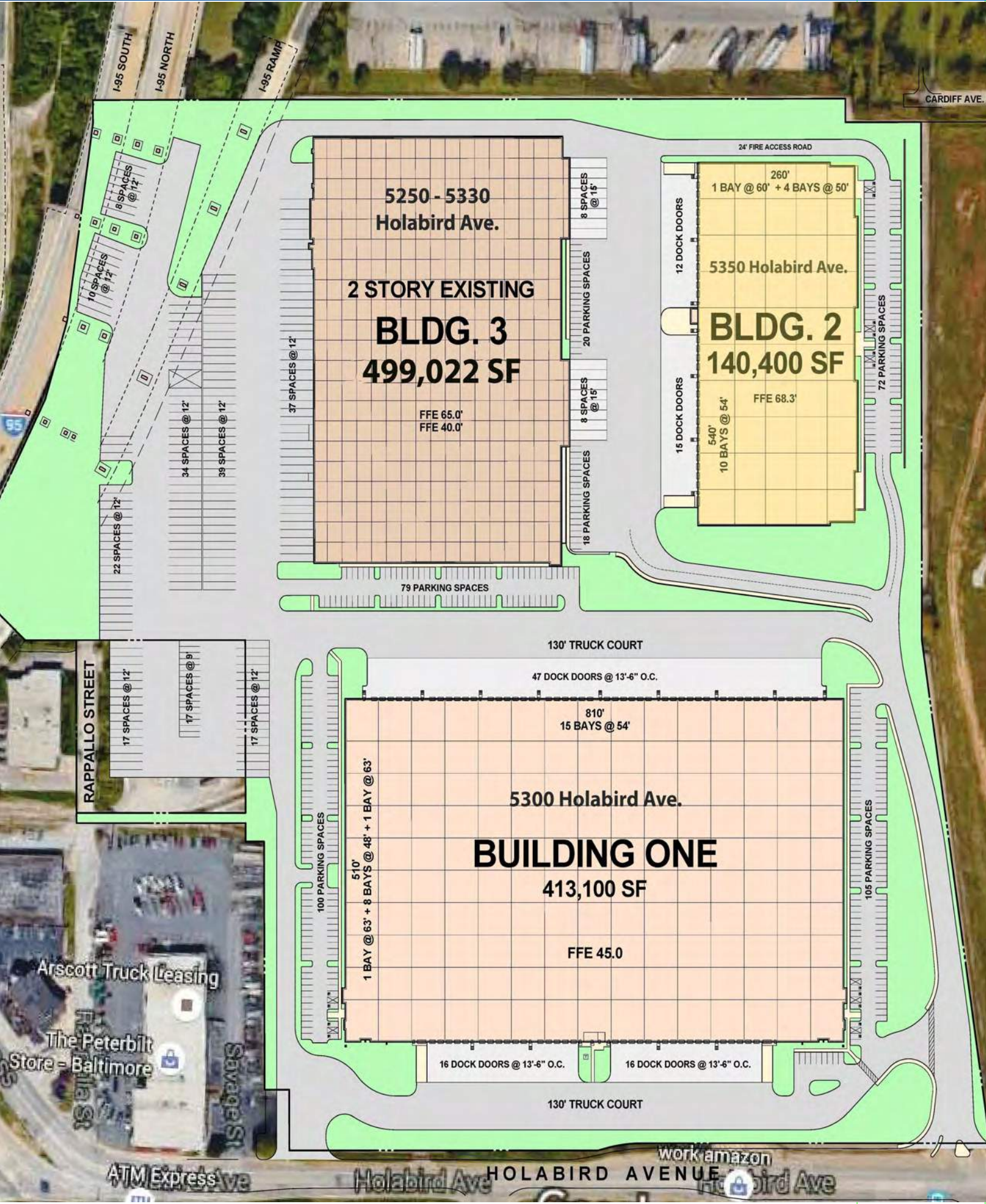
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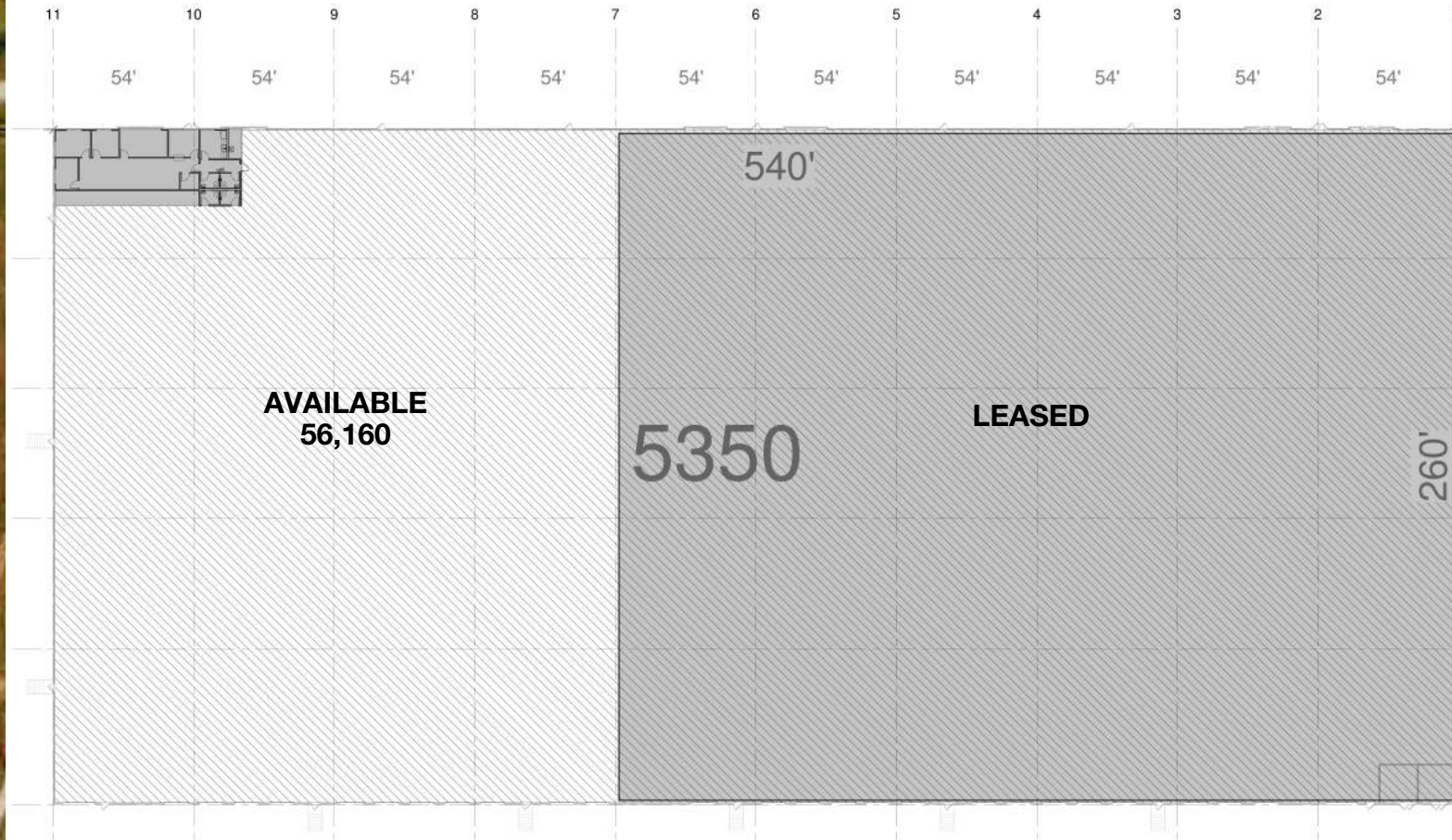
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5350 HOLABIRD AVENUE - SITE PLAN



FLOOR PLAN 140,400 +/- SF



BUILDING FEATURES

- **Building Size:** 140,400 sf (56,160 SF Available)
- **Building Dimensions:** 540' X 260'
- **Ceiling Height:** 32' Clear
- **Column Spacing:** 54' X 50', 60' Loading Bay
- **Truck Court:** 130' Minimum
- **Drive-In Doors:** 1 (12' X 14')
- **Dock Doors:** 8 (9' X 10')
- **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