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# White Marsh industrial hub inks two leases totaling 110,000 square feet

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Owners of a new warehouse complex in White Marsh have inked two deals for a total of 110,000 square feet just as the finishing touches are being added to the site.

The deals were made for the Nottingham Ridge Logistics Center — located off Interstate 95 where an outlet mall was once planned. Tenants Velux USA and local firm KCI Technologies are expected to occupy the emerging industrial hub at 5301 Nottingham Drive in the coming months.

Velux is a maker of skylights and rooftop windows and signed a lease for 65,000 square feet for a showroom and distribution center. Sparks-based KCI Technologies, an engineering, construction and planning firm, leased 45,000 square feet.

The 52-acre Nottingham Ridge site is still under development by Chesapeake Real Estate Group LLC and Atapco Properties Inc.

The partnership paid \$15 million to acquire the property from Paragon Outlet Partners LLC in 2018 after plans for a 100-store outlet center dissolved amid a shaky retail landscape. Paragon acquired the property in 2015 for \$18.6 million from Corporate Office Properties Trust.

The Nottingham Ridge center's location off Route 43 and I-95 was a strong selling point to potential tenants that service the mid-Atlantic, said Armin Groeschel, vice president of development for Atapco Properties, on Wednesday.

"Consumers now demand next-day and even same-day delivery of products that are purchased online, which requires additional strategically positioned sites near major population centers," Groeschel said.

The leases are another example of the hot trend toward industrial deals in Maryland. That segment of the market is constantly changing, Groeschel said, because of the rapid evolution of e-commerce and commercial and consumer delivery needs.

"We are seeing changes in the way typical companies approach their logistics operations, with a move towards the use of a central warehouse to create an efficient delivery path," he said. "Strong consumer confidence continues to fuel the historically high activity we have experienced regionally."

A second warehouse at 5300 Nottingham Drive with 585,000 square feet of space is still under development, said Jim Lighthizer, principal for Chesapeake Real Estate Group. The center has a total of 750,000 square feet of Class A space.

Brian Kuger, senior managing director at Newmark Knight Frank, brokered the Velux deal and Mark Deering, senior vice president at MacKenzie Commercial Real Estate Services, represented KCI during its lease negotiations. Matt Laraway and Ed Brady of Chesapeake Real Estate Group represented the landlord partnership in both transactions.

Development of Nottingham Ridge Logistics Center began in May 2019. It is located near the massive Greenleigh at Crossroads development and the White Marsh Mall.



CHESAPEAKE REAL ESTATE  
An aerial view of the 52-acre Nottingham Ridge Logistics Center in White Marsh, which has inked two deals while still under construction.

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