

## CHESAPEAKE REAL ESTATE CLOSES ON FORMER SUN PRODUCTS SITE IN BALTIMORE CITY

*Firm to Tear Down Existing Property to Make Way for New 500,000+ SF Development*

By Bryce Meyers

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Backed by equity partner USAA Real Estate Co., local commercial real estate operating company Chesapeake Real Estate Group (CREG) has acquired a 47-acre site in Baltimore City, MD where the firm plans to develop a new 500,000-square-foot warehouse and distribution center.

Located at 5300 Holabird Ave., the site currently houses a vacant 865,000-square-foot industrial property last used by Sun Products Corp. as a manufacturing facility. CREG plans to raze the existing property and develop two new industrial buildings on the parcel.

The two-building complex will consist of a 400,000-square-foot cross-dock industrial and warehouse facility and a second industrial and warehouse facility to measure 100,000 square feet. The buildings will initially be retrofitted for tenants and buyers, who will be able to take advantage of the close proximity to I-95 and the Port of Baltimore as well as its location in an enterprise zone and potential for a focus area tax credit.

Jim Lighthizer, founder and owner of Chesapeake Real Estate Group, cited the location and demand from end-users for space in the Baltimore metropolitan market as reasons for the acquisition, noting, "Numerous drivers are fueling this product acceleration including the rapid growth of the e-commerce industry and the transition from three-to-two day delivery models to same-day delivery. Our region is targeted for dramatic growth based on consumer demographics, the existence of quality and abundant labor, and our close proximity to a major port."

Chris Abramson, Brian Kruger, Nick Signor and Michael Elardo of Cushman & Wakefield of Maryland brokered the sale on behalf of The Sun Products Corp., which shuttered this location last year.

For more information on the transaction, please see CoStar Comp #3285187.