

**REAL ESTATE INC.**

# Demolition begins at former Sun Products site near Amazon

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Reporter-  
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Demolition starts Thursday on five buildings that comprise the former Sun Products manufacturing facility at 5300 Holabird Ave. near the Port of Baltimore. Hanover-based Chesapeake Real Estate Group has been doing pre-demo prep such as asbestos remediation and equipment removal in preparation for taking down the existing buildings. They'll be replaced with two class-A warehouses totaling 550,000 square feet of space, which the commercial real estate developer is aiming to complete by summer 2016.



Chesapeake Real Estate Group is beginning demolition of the former Sun Products manufacturing facility in Southeast Baltimore.

The project is part of Chesapeake's planned Port 95 Industrial Park, where the company is also renovating a 500,000-square-foot existing distribution warehouse.

Interest from prospective tenants for the speculative project has picked up in recent weeks, although no one has signed a lease yet, said Matt Laraway, executive vice president and partner at Chesapeake, which has 2 million square feet of industrial projects planned in the mid-Atlantic.

"It was a slow summer, but the tenant activity really seems to have taken off," he said. Tenants would be moving into the site in early 2017.

Chesapeake bought the former site of Sun Products manufacturing facility and nearly 47 acres, located across the street from the Amazon.com Inc. fulfillment center, in April for \$20.5 million. The neighboring 1-million-square foot fulfillment center was built for Amazon by Duke Realty Corp.

Duke is also planning another project at the nearby 5900 Holabird Ave. The company was issued a city permit to do mass grading there in preparation for a warehouse, according to the permit issued. A Duke spokeswoman said the company would not comment on the plans for the site.

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Laraway welcomes the "healthy competition." Industrial warehouse space is in high demand, fueled by e-commerce companies, as well as food companies and other retailers who utilize the Port of Baltimore, he said.

"Duke is a wonderful company. They do great stuff, so we're happy to be their neighbor. It's an exciting time to be at the Port of Baltimore," he said.

The buildings that will replace the Sun Manufacturing structures will have 36-foot-high ceilings, cross-docking that will allow trucks to enter one side and exit the other, without turning around, and a "boatload" of parking for trailers and other vehicles, Laraway said.

"It's going to be state of the art in every sense of the word," he said. In terms of quality, "the new buildings are going to be very comparable to what Duke built across the street for Amazon."