

REAL ESTATE INC.

Chesapeake Real Estate wrapping up work on 571,000-s.f. spec warehouse Perryman

November 02, 2015



Ryan Sharrow

Managing Editor-
Baltimore Business Journal

Chesapeake Real Estate Group LLC is nearing completion of a 571,000-square-foot speculative warehouse in Harford County, a project being billed as the largest Class A distribution site on the market in Maryland.

The Perryman Logistics Center is scheduled for delivery in mid-December. Chesapeake and financial partner USAA Real Estate Co. purchased the 48.4-acre site at 610 Chelsea Road for \$3.67 million last year.

Matt Laraway, a partner at Chesapeake, said a dozen national and regional companies have toured the site. Chesapeake is looking to get a large logistics provider or a retailer's e-commerce hub for the space. The company prefers a single tenant but is willing to split the space into two if needed, Laraway said.

Interest tends to heat up once a project is complete, he said.

"All indications are the economy continues to cooperate," Laraway added.

Chesapeake is asking \$4.95 per square foot for the site, which is also located in a state Enterprise Zone making it eligible for tax credits.

The building includes 120 loading docks and parking lot that can accommodate up to 244 trailers or 518 cars.

Cost estimates on similar projects in the mid-Atlantic tend to be between \$35 million and \$40 million.

Located near Route 40 and Interstate 95, the Perryman stretch has become a hotbed for distribution centers. Clorox, Rite Aid, Bob's Discount Furniture and Sephora are among the retailer's with large blocks of space in the area.

Chesapeake, meanwhile, recently completed construction on a speculative 435,000-square-foot at Baltimore Crossroads @95 in White Marsh and is in conversations with several prospective tenants, Laraway said. Another spec 100,000-square-foot building at the development delivered in July.

American Tire has taken a 140,000-square-foot building developed by Chesapeake at Crossroads.



Chesapeake Real Estate Group is nearing completion on this 571,000-square-foot in Perryman. (Photo-RICK PRESKI)