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Completion near for Perryman Logistics Center project, developer says



By **RECORD STAFF REPORT**
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The Perryman Logistics Center warehouse/distribution project off Chelsea Road in Perryman is nearing completion, according to the developer. (Submitted photo / Baltimore Sun)

Construction is on track for delivery of Perryman Logistics Center in December, a 571,000-square-foot speculative warehouse/distribution being developed by Chesapeake Real Estate Group LLC and its financial partner, USAA Real Estate Company, the developer said.

The companies acquired a 48.4-acre site at 610 Chelsea Road in Perryman last fall and immediately began development. The land was formerly owned by FO Mitchell Bro.

Earlier this year, the Harford County Council approved the permanent closure of a stub road on the site.

The project is nearing completion, according to a news release from the developer, which states the structure is fully erected and the exterior walls are being painted, with all truck courts, parking areas, entrances and landscaping underway. The site off Route 159 is a few miles from I-95 and about 30 miles north of the Port of Baltimore and 45 to 60 miles south of the ports of Wilmington, Del., and Philadelphia.

The Perryman area is home to several large warehouse/distribution facilities, as well as manufacturing. Companies operating in the area include Rite Aid Distribution, Sephora and Clorox. The area is also home to Constellation Generation's Perryman Station gas-fired electric generating plant and a proposed solar generating facility.

The Perryman Logistics Center will be a Class "A" industrial building, being constructed with 36-foot clear ceiling heights, 120 loading docks in a cross dock configuration, two drive-in doors, a 130-foot truck court and an adjacent surface parking area that can accommodate up to 244 trailers or 518 cars, according to the news release.

"Interest in Perryman Logistics Center among end-users is very encouraging, as a number of sectors continue to specify the greater Baltimore metropolitan region for e-commerce and other large-scale traditional distribution and warehouse requirements," Matt Laraway, partner at Chesapeake Real Estate Group, said in a statement. "The project is designed to accommodate a variety of uses, including logistics operations and, if necessary, can be divided to accommodate multiple tenants."

Chesapeake Real Estate Group LLC, headquartered in Baltimore, is a full-service commercial real estate operating company that includes brokerage, property management and development services. The firm has more than two million square feet of industrial projects planned in the Mid-Atlantic region.

USAA Real Estate Company is a San Antonio, Texas, based company that controls more than \$12 billion in assets including office and medical office buildings, industrial projects, multi-family, retail and hotel properties. The company provides co-investment asset management services to U.S. pension funds, as well as to foreign and institutional investors.