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RPM Warehouse Expands into 435,000 SF of Space Within Chesapeake Real Estate Group Distribution Building Near White Marsh

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RPM Warehouse, a division of **RPM Consolidated Services, Inc.**, has expanded its presence with **Chesapeake Real Estate Group, LLC** into **435,000 square feet** of warehouse and distribution space at **1411 Tangier Drive**, situated in the **Baltimore Crossroads @95** business community near White Marsh in Baltimore County, Maryland. The company initially signed a lease in January for 283,000 square feet of space within the building that was completed late last year. RPM provides logistics services, including warehousing and transportation, to end-users primarily involved in the food industry. The company has expanded their Baltimore operation that started in the Rosedale area.



Initial 283,000 square foot lease in January grows to full-building usage at Baltimore Crossroads

The Class “A” industrial building features 32 foot clear ceiling heights; 64 loading docks and four drive-in doors; dedicated trailer parking spaces; approximately 220 car parking spaces and an HVAC/ventilation system that achieves over three air changes per hour. The project is situated within immediate proximity to MD Route 43 and is less than three miles from Interstate 95, approximately 12 miles from the Port of Baltimore and 22 miles from Baltimore-Washington International Airport.

Baltimore Crossroads @95 is a 1,000-acre mixed-use business community configured to support more than six million square feet of Class “A” commercial office, R&D/flex, warehouse and industrial and retail space, as well as residential components that include a luxury apartment complex, condominiums, townhomes and single-family homes. Chesapeake Real Estate Group has built and currently manages more than 700,000 square feet of warehouse and distribution space in the business community. Representative tenants include BGE Home and Breakthrough Beverage Maryland (formerly Reliable Churchill). Upon full build-out, approximately 10,000 people are expected to work and live in Baltimore Crossroads @95.

RPM Logistics is the most recent company to sign a lease with Chesapeake Real Estate Group at Baltimore Crossroads, joining American Tire Distributors which leased nearly 140,000 square feet of space last year. The building was designed by Hoffman Architects and constructed by Stewart and Tate Construction.

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“1411 Tangier Drive was specifically designed to support the needs of our increasingly sophisticated large-warehouse and distribution clients. This can be seen with building design that includes expansive and secured truck courts, high ceilings and state-of-the-art sprinkler systems,” explained **Matt Laraway**, Executive Vice President and Partner of Chesapeake Real Estate Group.

“Together with our design and construction teams, we speak regularly with end-users to stay ahead of their changing requirements. It is extremely critical to remain attuned to the shifting environment in the e-commerce and logistics industries, and respond in-kind with building products that support their business model. We are excited to have RPM as an anchor at the Baltimore Crossroads project and would also like to extend our thanks to Paul Obrecht III from Blue and Obrecht, the broker representing RPM.”

Chesapeake Real Estate Group, LLC, headquartered in Baltimore, Maryland is a full-service commercial real estate operating company that includes brokerage, property management and development services. The firm currently has more than two million square feet of industrial projects planned in the Mid-Atlantic region. Notable projects include the Perryman Logistics Center, Port 95 Industrial Park, Penn 95 Commerce Park and Antrim Commons Business Park. For more information visit www.cregllc.com.