

**1405 Tangier Drive**  
**Baltimore Crossroads@95**  
**White Marsh, MD 21220**

**For Lease**  
**Available Immediately**  
**Class "A" Office/Warehouse**



## DIRECT VISIBILITY ON ROUTE 43

<b>BUILDING TYPE:</b>	CLASS "A" FRONT PARK— REAR LOAD	<b>DOCKS / DRIVE-INS:</b>	18 EXISTING—UP TO 24 1 EXISTING DRIVE-IN
<b>BUILDING SIZE:</b>	76,800 SF	<b>COLUMN SPACING:</b>	40' x 40'
<b>AVAILABLE:</b>	UP TO 25,600 SF DIVISIBLE TO 6,400 SF	<b>CONSTRUCTION:</b>	CONCRETE TILT
<b>BUILDING DIMENSIONS:</b>	160' x 480'	<b>SPRINKLER:</b>	WET SPRINKLER
<b>CLEAR HEIGHT:</b>	24'	<b>POWER:</b>	1200 AMP 277/480V 3 PHASE 4 WIRE
<b>TRUCK COURT:</b>	120'		

### Contact Information:

**Jim Lighthizer, CCIM, SIOR**  
**443.883.8171**  
[jlighthizer@cregllc.com](mailto:jlighthizer@cregllc.com)

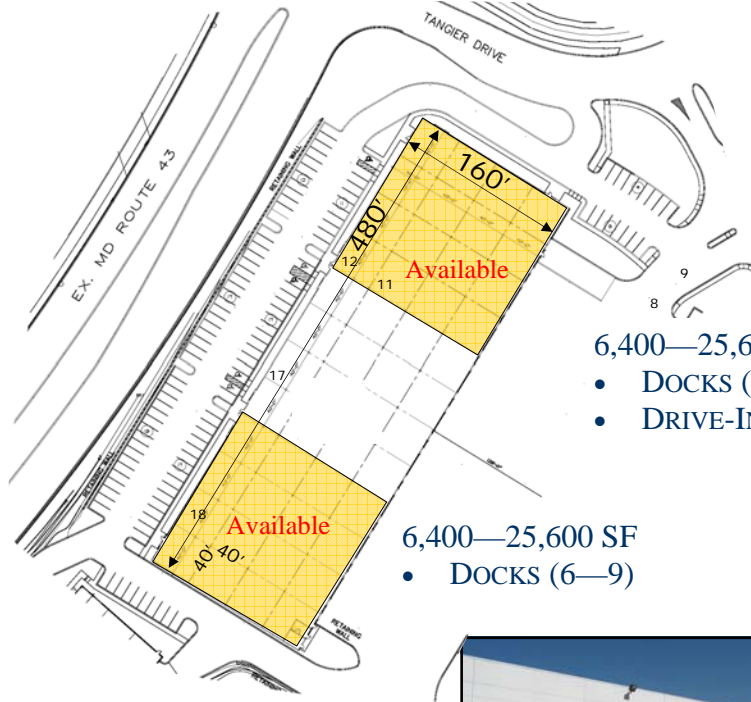
**Ed Brady**  
**443.883.8170**  
[ebrady@cregllc.com](mailto:ebrady@cregllc.com)



**Chesapeake Real Estate Group, LLC**  
**1344 Ashton Road • Suite 105 • Hanover • Maryland • 21076**

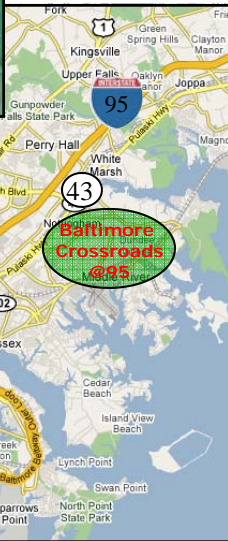
**1405 Tangier Drive  
Baltimore Crossroads@95  
White Marsh, MD 21220**

**For Lease  
Available Immediately  
Class "A" Office/Warehouse**



6,400—25,600 SF  
• DOCKS (5 –7)  
• DRIVE-IN (1)

6,400—25,600 SF  
• DOCKS (6—9)



**Distance To:**

- Route 40 1.75 Miles
- I-95 3.0 Miles
- I-695 5.0 Miles
- I-895 8.0 Miles
- Port of Baltimore 12.0 Miles
- BWI Airport 22.0 Miles

**Contact Information:**

**Jim Lighthizer, CCIM, SIOR**  
443.883.8171  
jlighthizer@cregllc.com

**Ed Brady**  
443.883.8170  
ebrady@cregllc.com



**Chesapeake Real Estate Group, LLC**  
1344 Ashton Road • Suite 105 • Hanover • Maryland • 21076