

**AREA 10 BUILDING 1 FOR SALE OR LEASE**  
**BALTIMORE CROSSROADS@95 505,000 SF**  
**WHITE MARSH, MD 21220 CLASS "A" CROSS DOCK**



**IDEAL CORPORATE DISTRIBUTION / HEADQUARTERS FACILITY**

<b>BUILDING TYPE:</b>	CLASS "A" CROSS-DOCK	<b>DOCKS / DRIVE-INS:</b>	109 / 4
<b>BUILDING SIZE:</b>	505,294 SF	<b>TRAILER PARKING:</b>	32+
<b>BUILDING DIMENSIONS:</b>	480' x 1050'	<b>POWER:</b>	3000 AMP 277/480V 3 PHASE 4 WIRE
<b>CLEAR HEIGHT:</b>	30'	<b>CONSTRUCTION:</b>	CONCRETE TILT
<b>COLUMN SPACING:</b>	50' x 40' (60' LOADING)	<b>SPRINKLER:</b>	ESFR
<b>DELIVERY:</b>	PAD READY	<b>TRUCK COURT:</b>	140' - 170'

**Contact Information:**

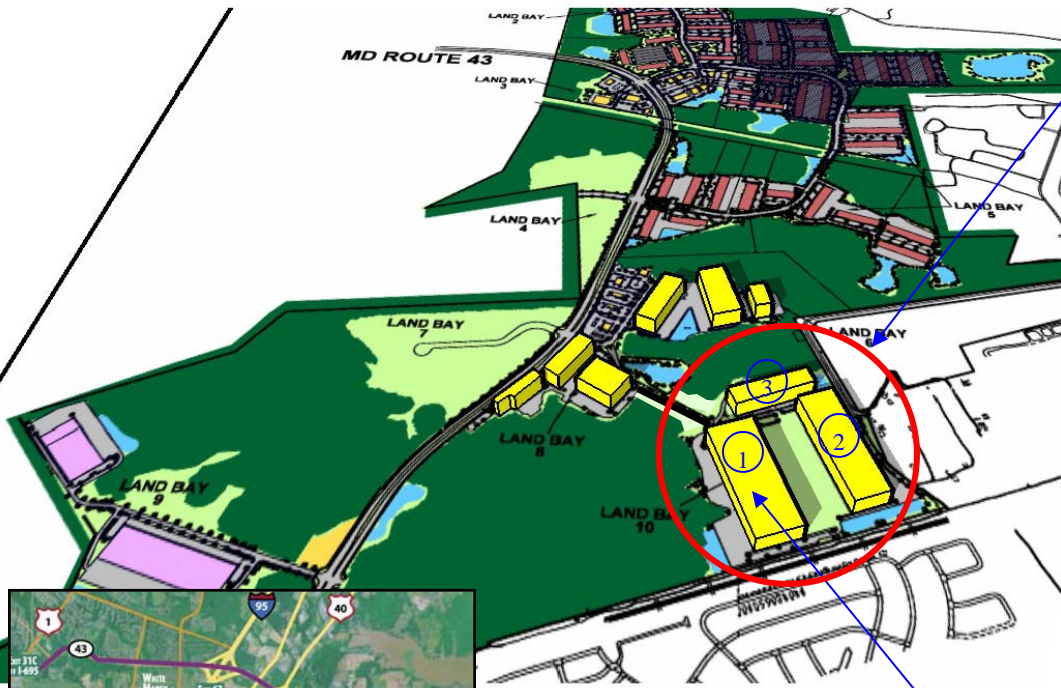
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**AREA 10**

**BUILDING 1**

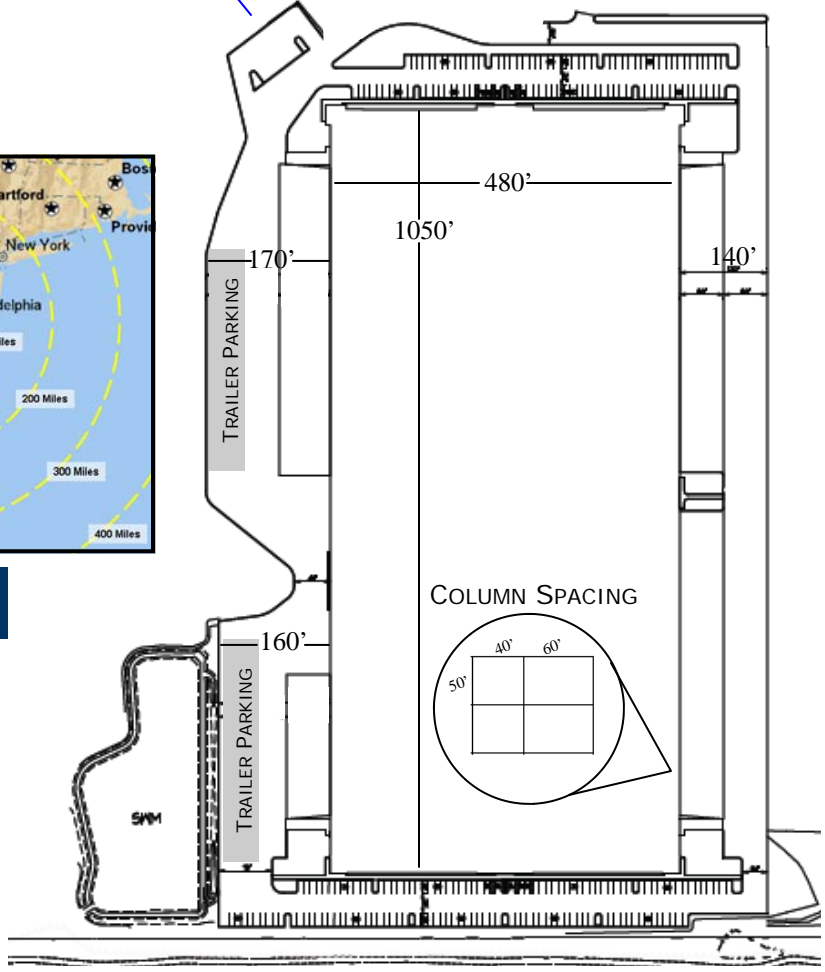
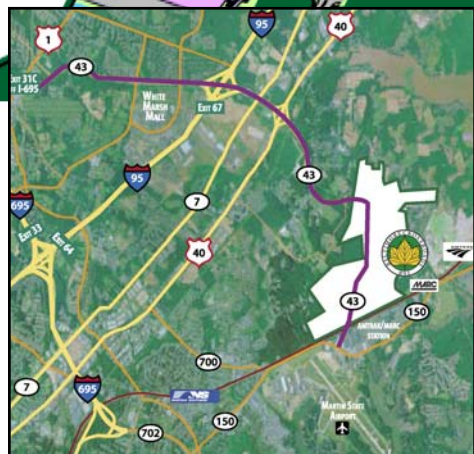
- 505,294 SF CROSS-DOCK
- PAD READY

**BUILDING 2**

- APPROX. 292,760 SF
- BUILD-TO-SUIT OPPORTUNITY

**BUILDING 3**

- APPROX. 130,000 SF FRONT PARK—REAR LOAD
- BUILD-TO-SUIT OPPORTUNITY



**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