

FOR SUBLEASE
5250 Holabird Avenue
Baltimore, MD 21224



244,304 SF Available

Sublease Term Through June 30, 2028

**PORT 95
INDUSTRIAL PARK**

PROPERTY FEATURES



244,304 SF

SECOND FLOOR AVAILABLE

12,000 ± SF

OFFICE SPACE

384' x 630'

BUILDING DIMENSIONS

22'

CLEAR CEILING HEIGHT

24' x 30'

COLUMN SPACING

130' MINIMUM

TRUCK COURT

8 (8'x9') & 8 (9'x10')

LOADING DOCK DOORS

7" CONCRETE

FLOOR

3,000 AMPS, 277/480V 3P

ELECTRICAL SERVICE

WET SYSTEM

SPRINKLER SYSTEM

GAS FIRED CAMBRIDGE UNITS

HEAT

M-3, HEAVY INDUSTRIAL

ZONING

\$6.50 PSF PER YEAR (NET)

ASKING RENTAL RATE

\$1.25 PSF/YEAR

ESTIMATED OPERATING EXPENSES

June 30, 2028

SUBLEASE TERM EXPIRES

LOCATION MAP & SITE PLAN

TRAVEL DISTANCES

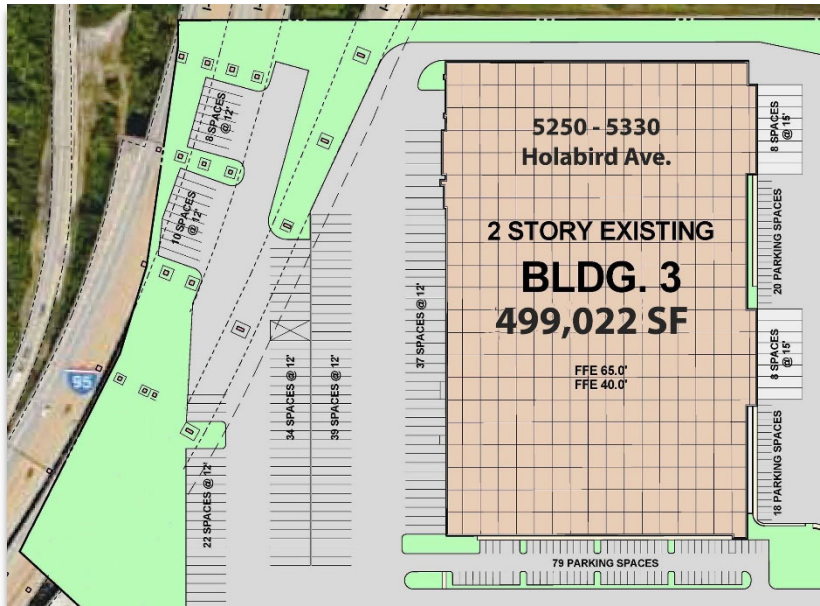
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|-------------------------------|-----------|
| I-95/I-895: | 500 Feet |
| Port of Baltimore: | 1.0 Miles |
| Rt 40/Pulaski Highway: | 3.0 Miles |
| I-695/Baltimore Beltway: | 7.0 Miles |
| BWI/Thurgood Marshall Airport | 9.0 Miles |



5250 Holabird Ave

I-95 VISIBILITY WITH DIRECT ACCESS

Site Plan



PROPERTY AERIAL MAP



For More Information, Contact:

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