



244,304 SF Available

Sublease Term Through June 30, 2028

PORT 95 INDUSTRIAL PARK



244,304 SF

SECOND FLOOR AVAILABLE

12,000 <u>+</u> 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

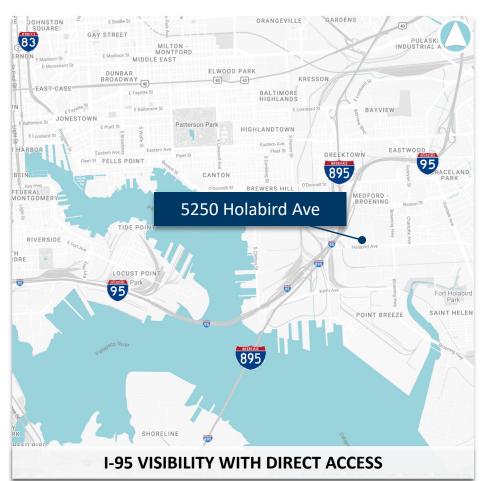
SUBLEASE TERM EXPIRES

## LOCATION MAP & SITE PLAN

TRAVEL DISTANCES	
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

## **Site Plan**







## PROPERTY **AERIAL MAP**



For More Information, Contact:

Craig Lewis
Senior Director
+1 443 367 4010
craig.lewis@cushwake.com



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