

5,400 - 37,800 Square Feet of Industrial Space Available



### LOCATION:

- Less than 2 miles from I-95
- 2.6 miles from I-695
- 5 miles from Baltimore, MD
- 5.4 miles from Port of Baltimore, MD
- 32 miles from Washington, DC
- 92.5 miles from Philadelphia, PA

### FACILITY:

- Last-mile small/ mid-bay distribution available
- Ceiling height: 22' - 24'
- Loading: Dock and Drive-in
- Zoning: M-1-1



### JLL

Dave Dannefelser  
dave.dannefelser@am.jll.com

500 East Pratt Street, Suite 1250  
Baltimore, Maryland 21202  
Office: 443.451.2605

### JLL

Tyler Boykin  
tyler.boykin@am.jll.com

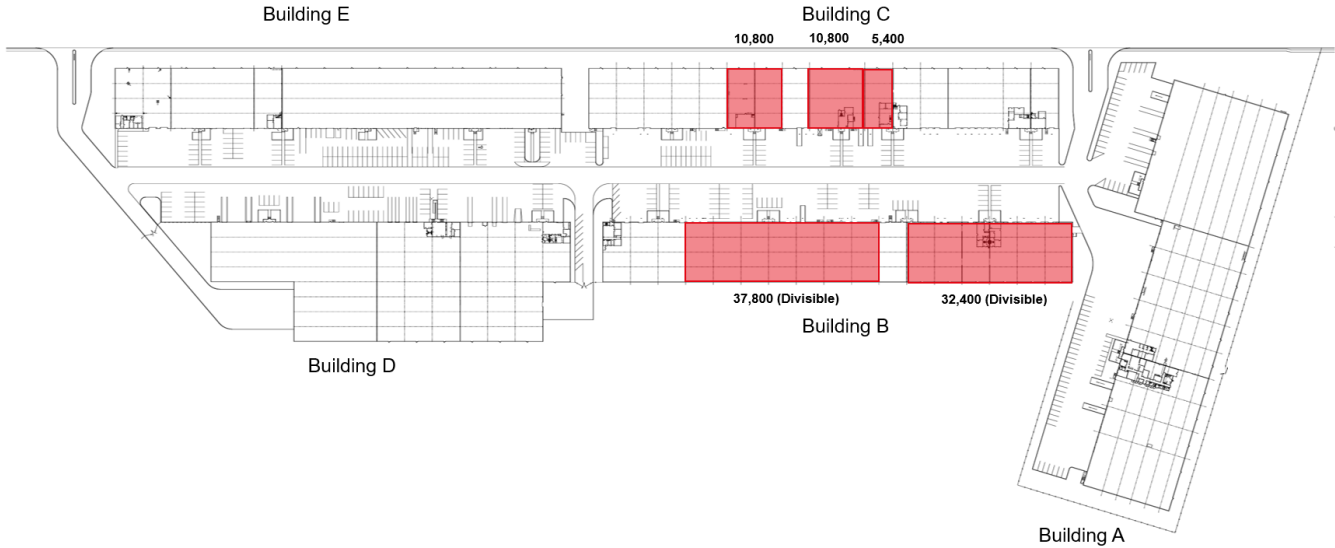
500 East Pratt Street, Suite 1250  
Baltimore, Maryland 21202  
Office: 443.451.2610

### Colony Industrial

Aaron Reynolds  
Vice President

13727 Noel Road, Suite 750  
Dallas, Texas 75240  
office 972.893.7000

5,400 - 37,800 Square Feet of Industrial Space Available



**JLL**  
Dave Dannefelser  
dave.dannefelser@am.jll.com

**JLL**  
Tyler Boykin  
tyler.boykin@am.jll.com

**Colony Industrial**  
Aaron Reynolds  
Vice President



500 East Pratt Street, Suite 1250  
Baltimore, Maryland 21202  
Office: 443.451.2605

500 East Pratt Street, Suite 1250  
Baltimore, Maryland 21202  
Office: 443.451.2610

13727 Noel Road, Suite 750  
Dallas, Texas 75240  
office 972.893.7000