



PORT OF BALTIMORE

# CHESAPEAKE LOGISTICS CENTER

Baltimore, MD



**100% LEASED CLASS A INDUSTRIAL FACILITY WITH 7+ ACRES OF ADDITIONAL LAND**

# EXECUTIVE SUMMARY

## THE OFFERING

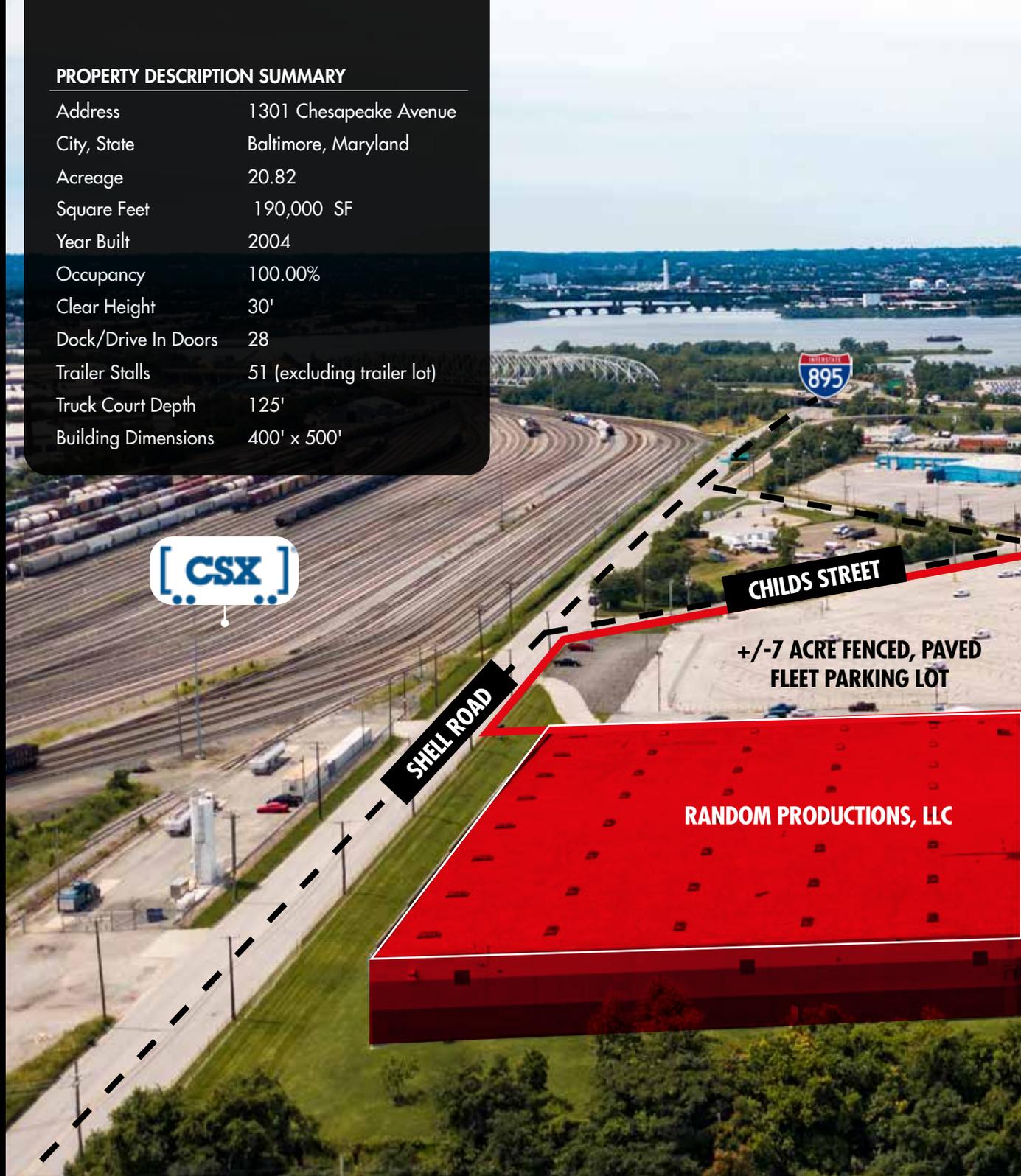
Jones Lang LaSalle, Inc. ("JLL"), as exclusive representative for the Owner, is pleased to present this offering for the sale of Chesapeake Logistics Center (the "Property"), a Class A industrial facility, totaling 190,000 square feet, plus 7+ acres of paved parking area, in the heart of Baltimore. The Property is strategically located in one of the most accessible and highly sought-after locations in the greater Baltimore industrial market, with immediate proximity to I-895 (2 minute drive), offering incredible regional access to other major highways such as I-95, I-97, and the Baltimore Beltway (I-695). The Property is just a 10-minute drive to downtown Baltimore and 45-minute drive from Downtown Washington D.C., providing users easy access to two of the largest population bases in the United States.

The Property is 100% leased to 2 tenants with a combined weighted average remaining lease term of 0.5 years. Additionally, there is approximately 7 acres of additional land adjacent to the property currently used for fleet parking, with additional income attributed to the use. The near-term rollover offers near term cash flow, and an embedded mark-to-market opportunity to increase both warehouse and parking rents, allowing investors immediate NOI growth potential.

Chesapeake Logistics Center was constructed in 2004, and features 30' clear heights, 26 dock doors, 2 drive in doors, T-5 warehouse lighting, and 51 trailers stalls (excluding the additional 7-acre lot). Accordingly, this investment offering represents a coveted opportunity to acquire an institutional quality industrial warehouse with supplemental lot revenue, in a core location proximate to major highways and the Port of Baltimore.

## PROPERTY DESCRIPTION SUMMARY

Address	1301 Chesapeake Avenue
City, State	Baltimore, Maryland
Acreage	20.82
Square Feet	190,000 SF
Year Built	2004
Occupancy	100.00%
Clear Height	30'
Dock/Drive In Doors	28
Trailer Stalls	51 (excluding trailer lot)
Truck Court Depth	125'
Building Dimensions	400' x 500'



SHELL ROAD

CHILDS STREET

+/- 7 ACRE FENCED, PAVED  
FLEET PARKING LOT

RANDOM PRODUCTIONS, LLC

**PORT COVINGTON**  
14.1 MM SF MIXED  
USE DEVELOPMENT

**DOWNTOWN BALTIMORE**  
10 MINUTE DRIVE

**MERCEDES BENZ PORT**

**FIAT/CHRYSLER PORT**

**SUPPLEMENTAL AWC FLEET PARKING**  
(SAME TENANT AS 1301 CHESAPEAKE,  
NOT PART OF OFFERING)

**CHESAPEAKE AVENUE**

**AUTO WAREHOUSING, CO.**  
**(AWC)**

## INVESTMENT HIGHLIGHTS



100% Leased, Class A Institutional Quality Industrial Facility



Rare +/- 7 Acres Of Fenced, Paved Parking, Which Can Unlock Additional Value From Near Term Parking Income Or Long Term Future Industrial Development



Near Term Embedded Mark-To-Market Upside; In-Place Tenant Warehouse And Parking Rents Combined, Are Approximately 27% Below Market



Immediate Proximity To The Port Of Baltimore



Strategic Industrial Location – Incredible Highway & Airport (BWI) Access



Located Within The Highly Sought After Mid-Atlantic Market



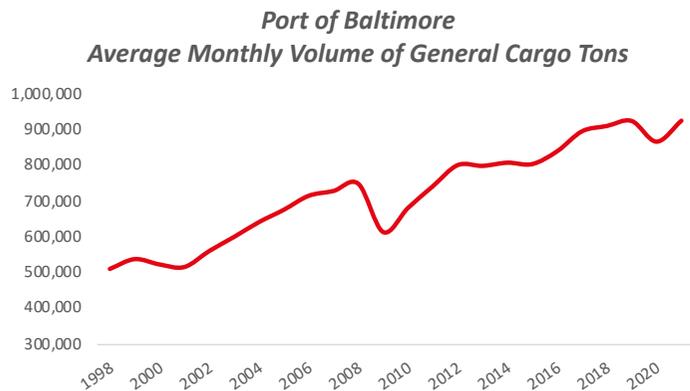
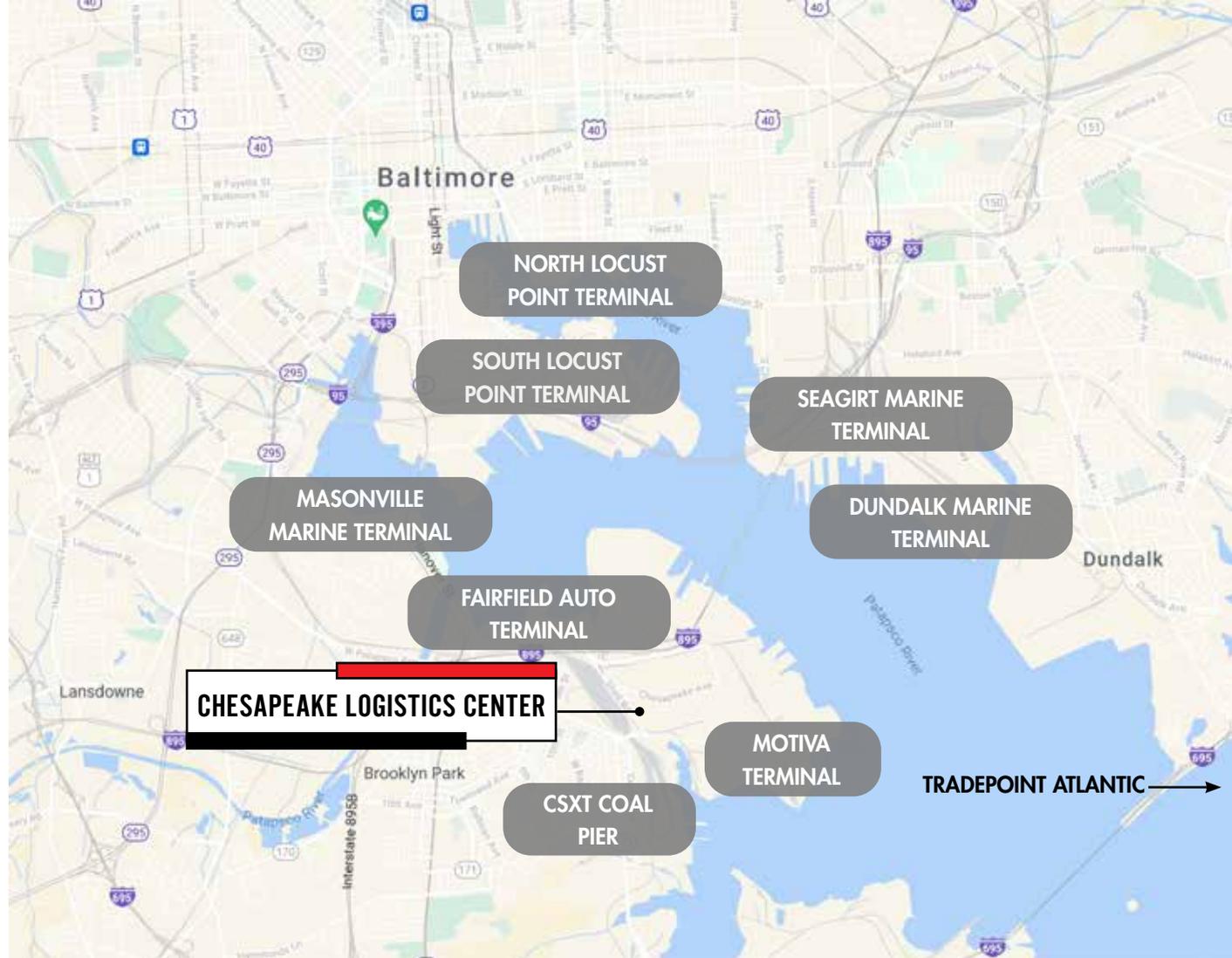
Highly Populated National/Regional Distribution Hub With High Spending Power; Over 45 Million Households Reachable Within 1 Day Drive

## IMMEDIATE PROXIMITY TO THE PORT OF BALTIMORE AND BWI AIRPORT

The Port of Baltimore is one of the Country's most efficient ports. Ports America has begun work on their \$105.5 million development plan to modernize and increase capacity of the terminals. A second 50-foot-deep container berth was completed in April and an additional four cranes are set to be operation by the end of 2021. The Port of Baltimore ranks first in the nation for volume of auto and light trucks.

Chesapeake Logistics Center is situated approximately 2 miles away from Fairfield Automobile Terminal/Masonville Marine Terminal. They are specialized public terminals designed for handling and processing light trucks, autos, and similar roll on/roll off cargo. The Masonville Marine Terminal (Fairfield) is currently operated by Mercedes-Benz and Auto Warehousing Co (AWC), the tenant located both at 1301 Chesapeake Avenue and across the street on the adjacent 7-acre parcel also used for fleet parking. The total terminal area is 150 acres with 61 acres developed as an auto terminal. The terminals feature two berths, Pier 3 (1,175 ft. Depth - 49ft.) and Pier 4 (832 ft. Depth - 49 ft.)

**THE PORT OF BALTIMORE HAS SEEN STEADY GROWTH IN THE VOLUME OF AUTO AND LIGHT TRUCKS. HEAVY INVESTMENT FROM PORTS AMERICA HAS SIGNIFICANTLY INCREASED THE CAPACITY OF THE TERMINALS.**



**1<sup>ST</sup> AMONG THE NATION'S PORTS FOR VOLUME OF AUTOS, LIGHT TRUCKS ROLL ON/ROLL OFF**



**THE PORT GENERATES MORE THAN 15,000 DIRECT JOBS AND 140,000 JOBS ARE LINKED TO PORT ACTIVITY**



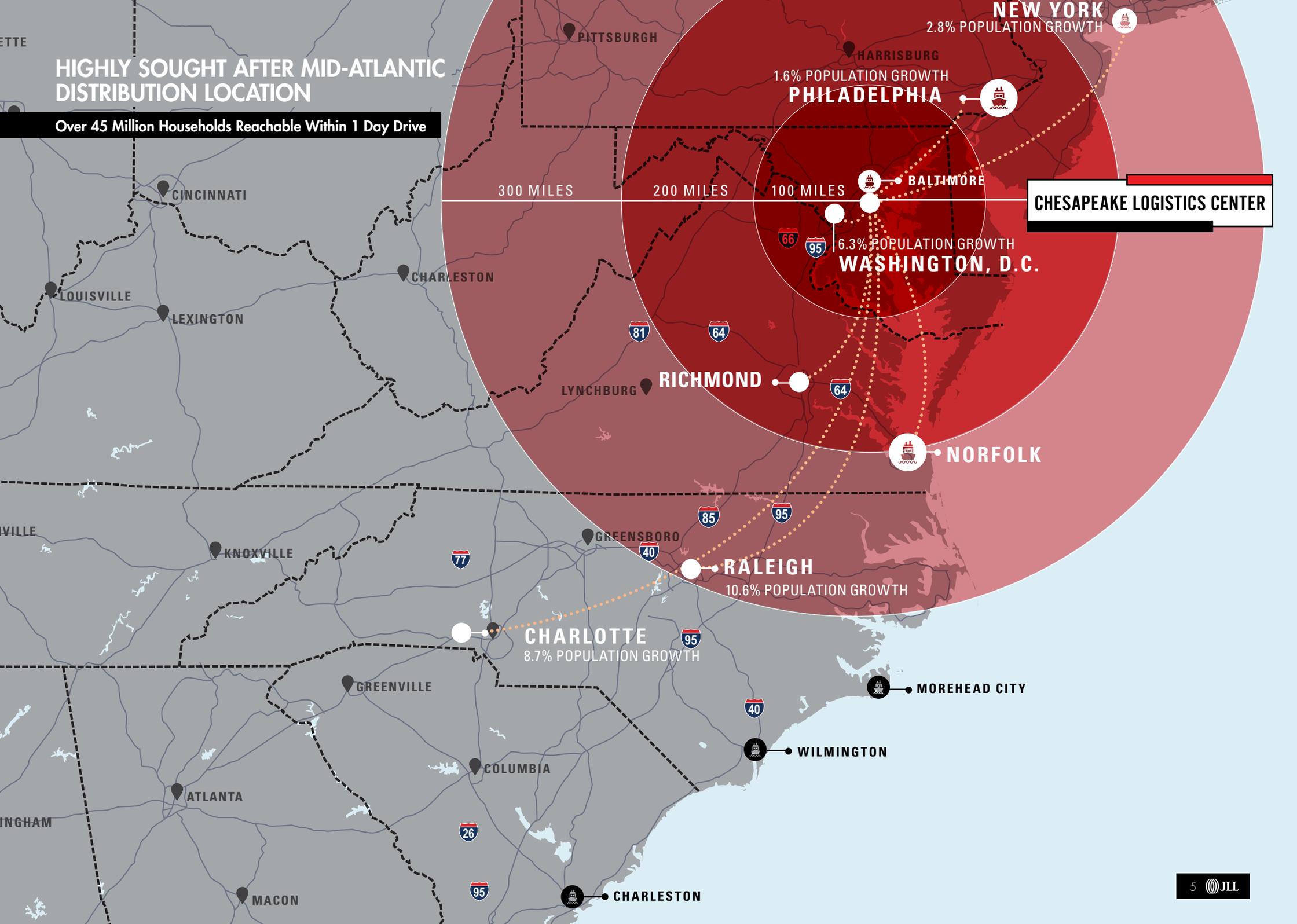
**10.4 MILLIION TONS OF GENERAL CARGO WERE PROCESSED IN 2020**



**THE PORT GENERATES \$2.6 BILLION IN BUSINESS INCOME AND \$3.3 BILLION IN PERSONAL INCOME**

# HIGHLY SOUGHT AFTER MID-ATLANTIC DISTRIBUTION LOCATION

Over 45 Million Households Reachable Within 1 Day Drive





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#### INVESTMENT SALES ADVISORY

##### **BILL PRUTTING**

Senior Managing Director  
202-719-5867  
bill.prutting@am.jll.com

##### **JAY WELLSCHLAGER**

Managing Director  
443-452-1516  
jay.wellschlager@am.jll.com

##### **CRAIG CHILDS**

Director  
202-777-2315  
craig.childs@am.jll.com

##### **JOHN HUGUENARD**

Senior Managing Director  
312-228-3293  
john.huguenard@am.jll.com

##### **BRUCE STRASBURG**

Senior Managing Director  
202-533-2501  
bruce.strasburg@am.jll.com

#### FINANCING

##### **ROB CAREY**

Senior Director  
202-533-2531  
robert.carey@am.jll.com

##### **KEVIN BYRD**

Associate  
301-221-7985  
kevin.byrd@am.jll.com

#### LEASING

##### **BEN MEISELS**

Executive Managing Director  
410-707-9813  
ben.meisels@am.jll.com

##### **TODD HUGHES**

Executive Managing Director  
443-451-2608  
todd.hughes@am.jll.com

#### ANALYST

##### **JAKE GUTTMAN**

Analyst  
202-777-2309  
jake.guttman@am.jll.com