



FOR SALE OR LEASE

500K SF OF CLASS A INDUSTRIAL SPACE

AT THE CORNER OF I-95 AND THE BAY

BETHEL CHURCH ROAD • NORTH EAST, MD



SCANNELL
PROPERTIES



SITE PLAN

BUILDING CHARACTERISTICS

Rentable Square Footage: Up to 502,200 SF
Office: Existing 1,500 SF spec office
Zoning: M2 (Heavy Industrial)
Building Dimensions: 540' x 930'
Site: 50.31 +/- acres
Clear Height: 36' clear
Column Spacing: 51'-6" x 52' with 62' speed bays

Exterior Wall Construction: Pre-cast concrete
Truck Court Depth: 180' with trailer parking, 130' in areas without trailer parking at the rear
Slab Design: 7" unreinforced, 4,000 psi concrete on 6" aggregate base
Dock Equipment: Fifty (50) 35,000lbs mechanical dock levelers, dock seals & lights
Dock Positions: 50 dock positions and 49 knock-outs

Drive-in Doors: Four (4) motorized 12' x 14' ramped drive-ins
Fire Protection: ESFR
Auto Parking: 103 autos, 100 trailers, with 72,100 SF of flex parking
Lighting: LED
Power: 480v/277, 3,000 Amp, 3 Phase Service
Access: I-95 access at Exit 100 via Rt. 40 and Rt. 272 approximately 3 miles

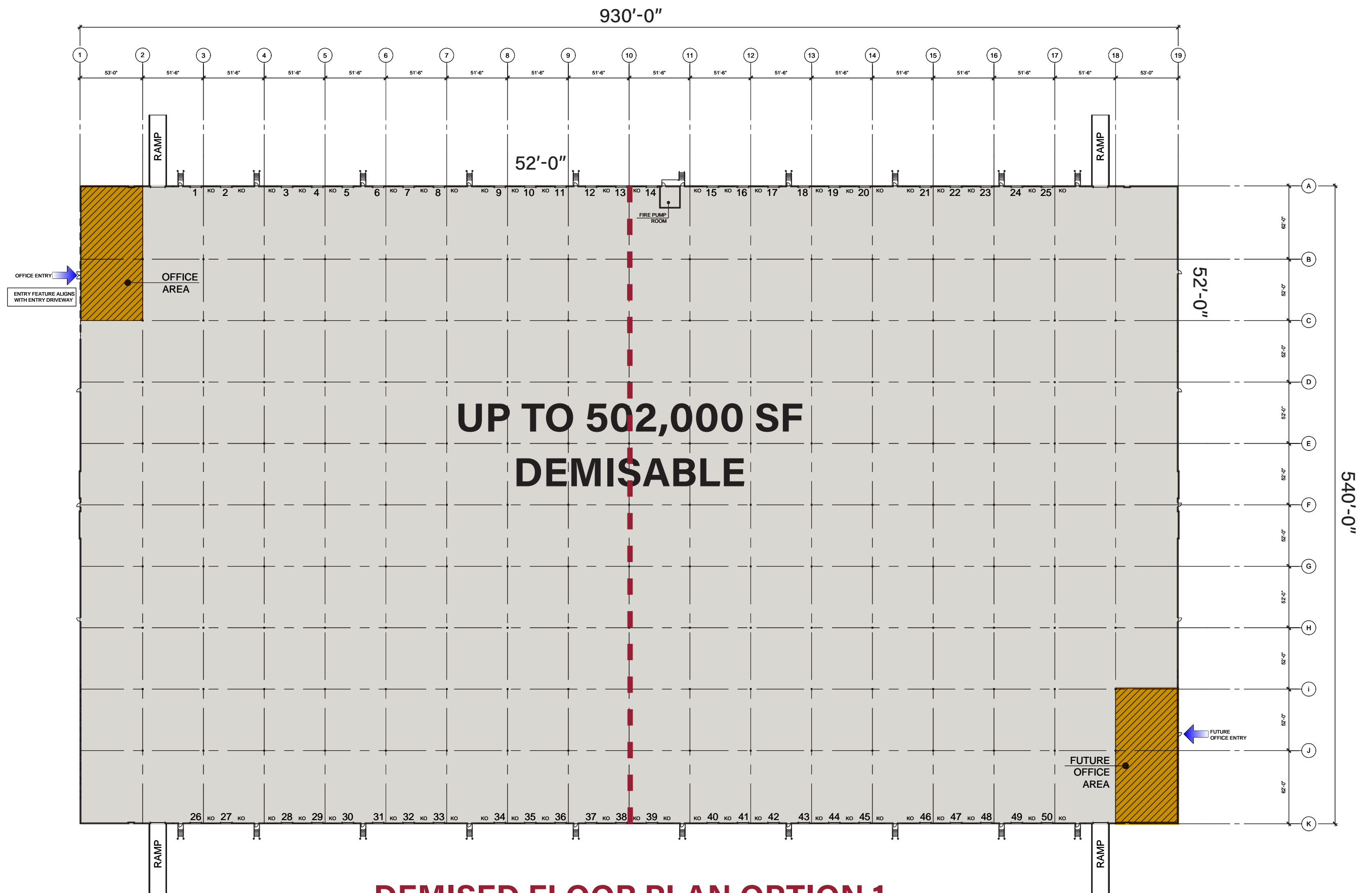
FUTURE EXPANSION AREA
FOR CAR OR TRAILER PARKING
4.9 ACRES

BUILDING #1
WAREHOUSE/DISTRIBUTION
502,200 S.F.
FFE 228.0 +/-

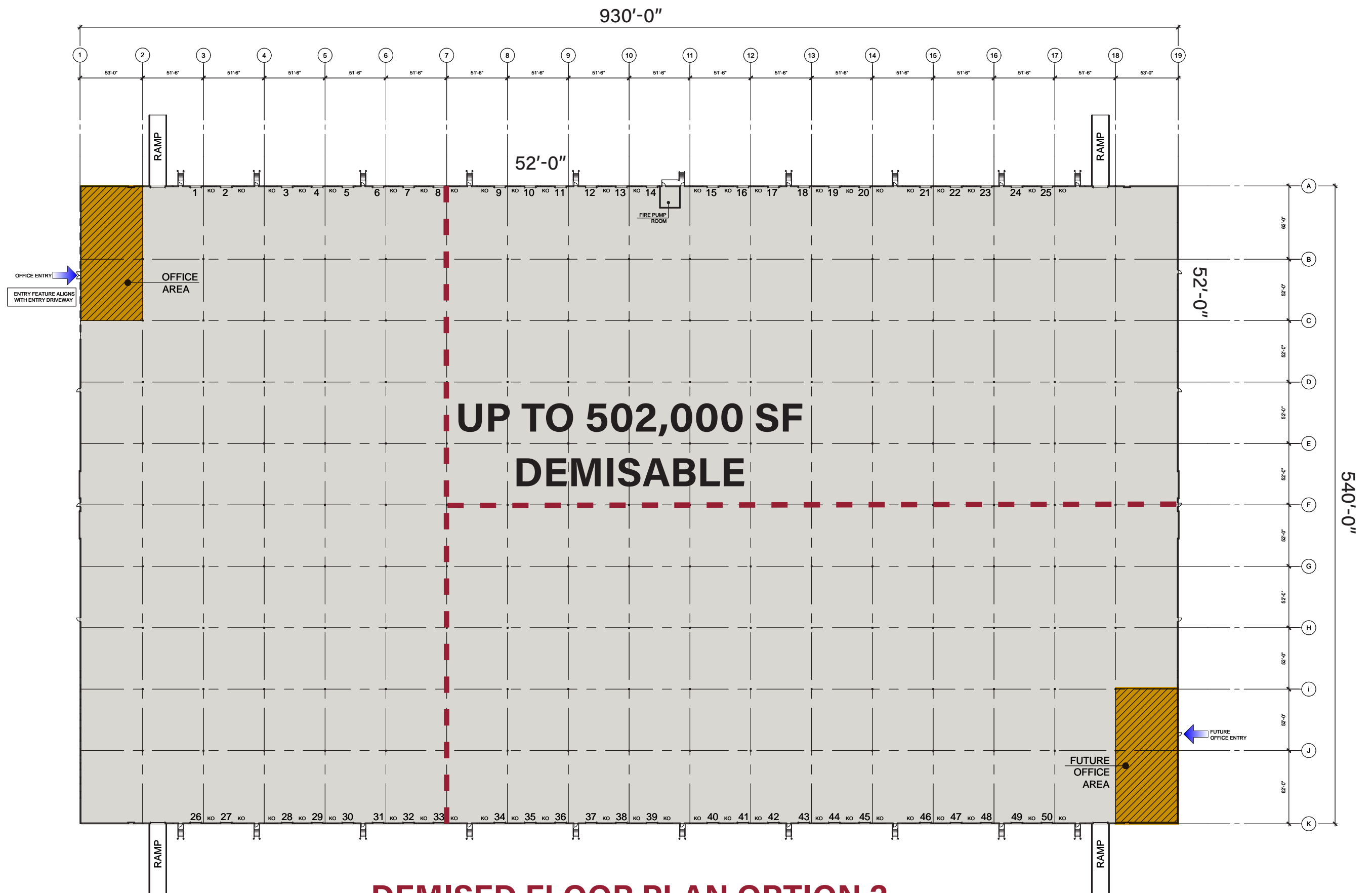
TRAILER
STORAGE
CAR PARKS

ELIGIBLE
ALTERNATIVE
FRAMEWORK
FOREIGN
TRADE ZONE
(FTZ 74)

10 YEAR
ENTERPRISE ZONE
TAX ABATEMENT
PROGRAM



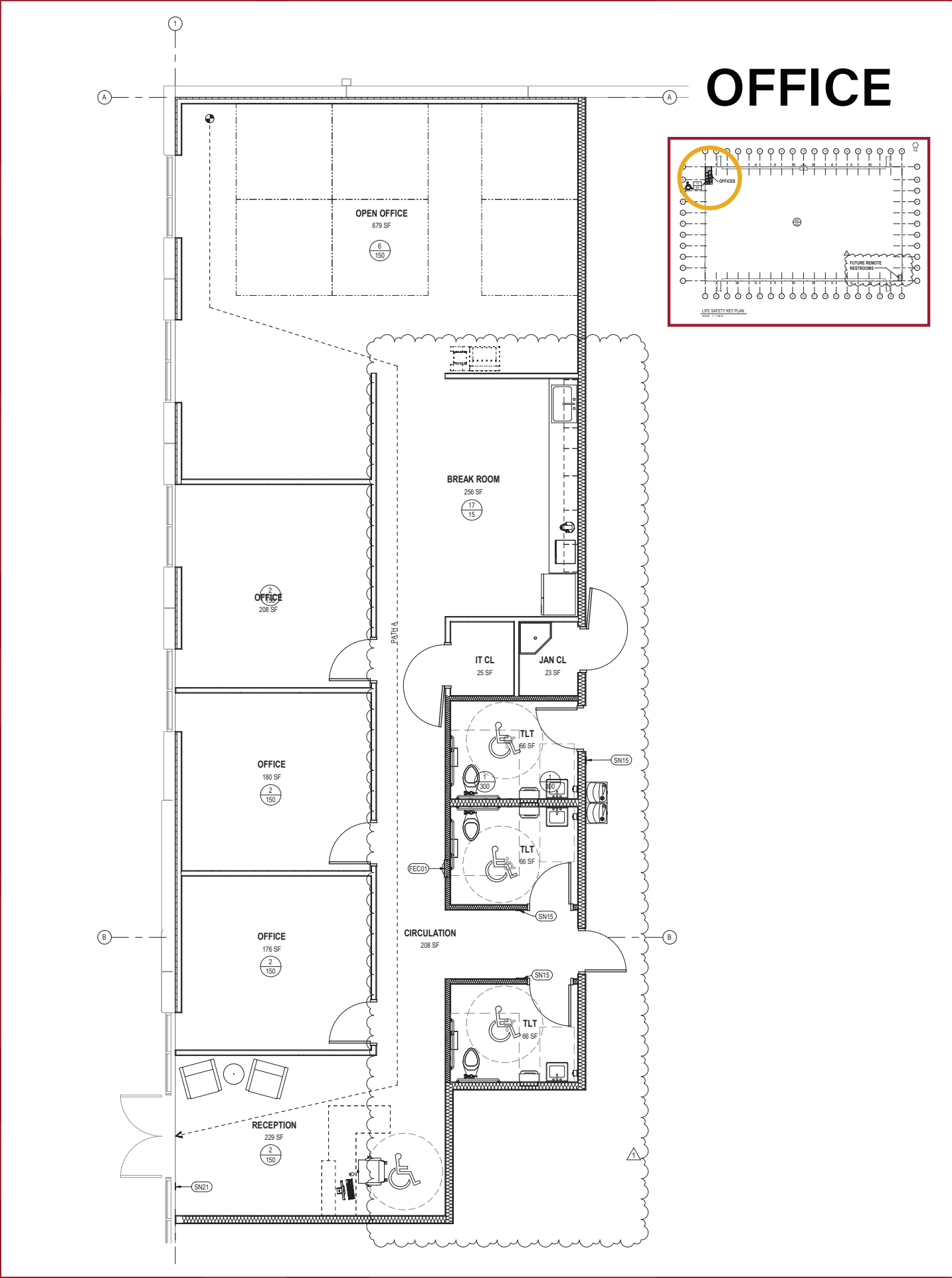
DEMISED FLOOR PLAN OPTION 1



DEMISED FLOOR PLAN OPTION 2

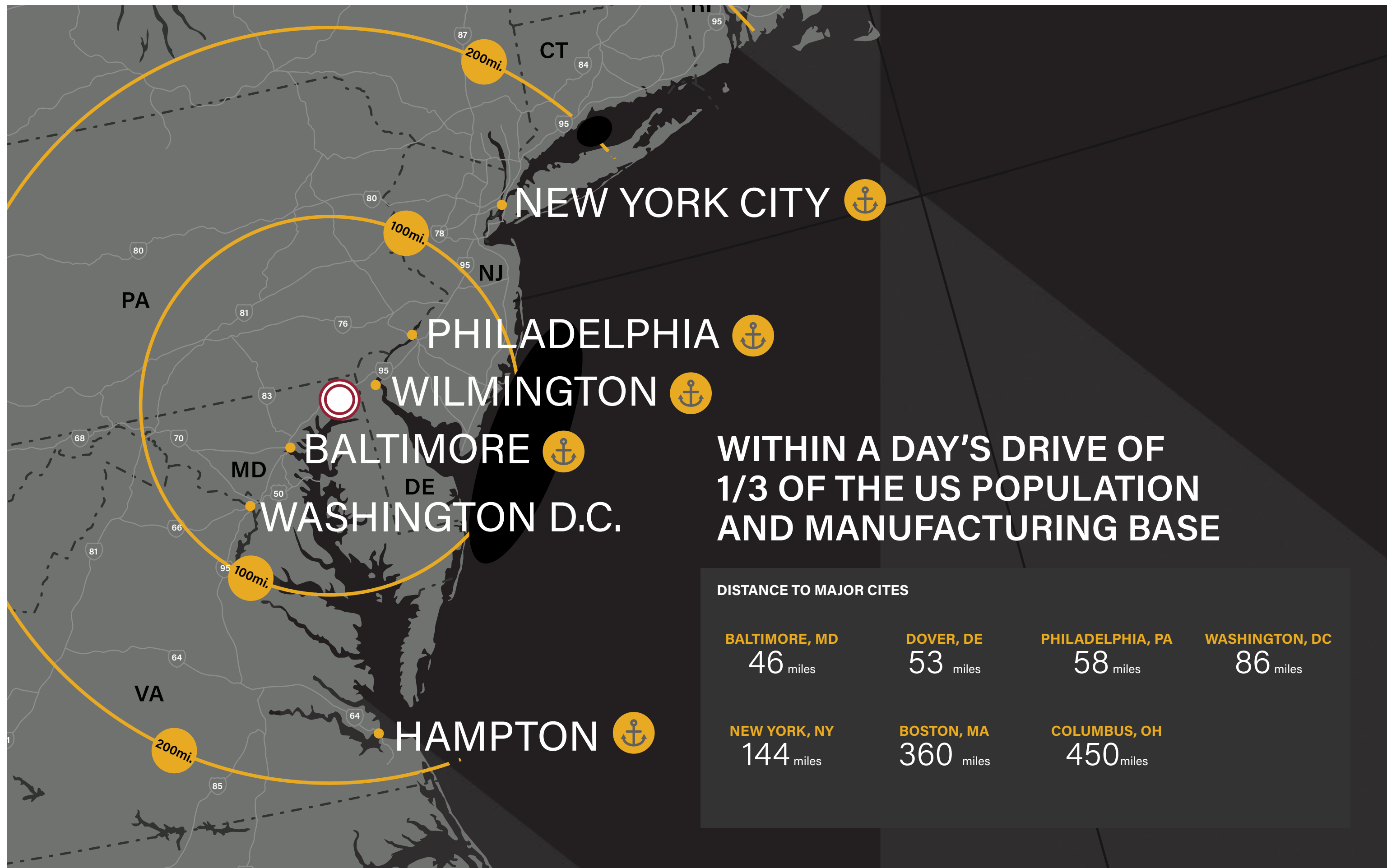






6 MINUTES FROM I-95





CORPORATE NEIGHBORS



#	Tenant	Property Size
1	Burris Logistics	756,690 SF
2	Performance Food Group	302,000 SF
3	W.L. Gore & Associates	2,000,000 SF
4	Terumo	550,000 SF
5	Northrop Grumman	370,000 SF
6	Herr's	345,600 SF
7	Bella + Canvas	716,000 SF
8	Restoration Hardware	1,200,000 SF
9	Amazon	1,150,000 SF
10	Americold	360,458 SF
11	GE Appliances	1,004,000 SF
12	Medline	1,000,000 SF

#	Tenant	Property Size
13	Lidl	750,000 SF
14	Ikea	1,700,000 SF
15	PlastiPak	437,564 SF
16	The Clorox Company	348,768 SF
17	Amazon	470,707 SF
18	Wayfair	1,200,000 SF
19	C&S Wholesale Grocers	401,072 SF
20	U.S. Lumber	530,308 SF
21	The Clorox Company	900,000 SF
22	Frito Lay	343,700 SF
23	COTY	800,000 SF
24	Wave Aberdeen Plant	300,000 SF

#	Tenant	Property Size
25	McCormick	369,760 SF
26	Sephora	316,524 SF
27	Bob's Discount Furniture	672,000 SF
28	Electrolux	692,000 SF
29	Lifoam Industries, LLC	300,382 SF
30	Rite Aid	885,000 SF
31	Macy's	1,010,000 SF
32	Kohl's	1,024,492 SF
33	Container Store	600,000 SF
34	Kuehne & Nagel	656,880 SF
35	WSI, Inc.	756,122 SF
36	KEHE	550,000 SF

**FOR LEASING
INFORMATION,
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