



# AVIATION STATION

MIDDLE RIVER, MD

2800 EASTERN BOULEVARD • BALTIMORE, MD 21220



## 600,000 SF AVAILABLE

10,000 AMPS of Power and 18" Floors

















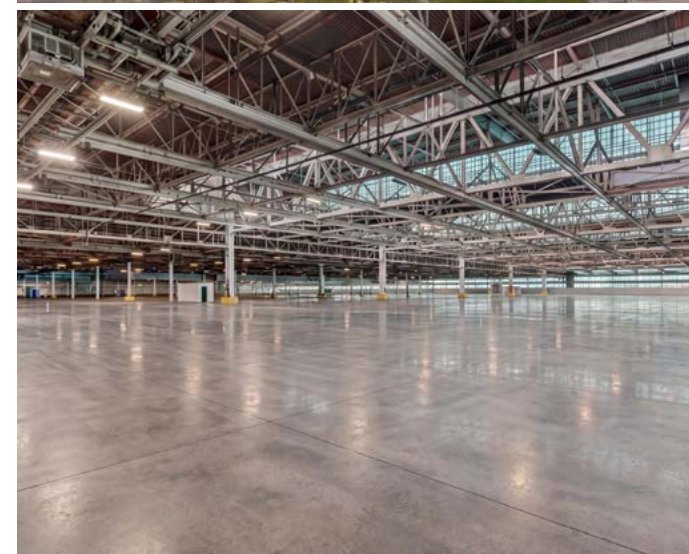


## The Location That's Delivered for Decades—Now Delivering More

This historic 1.3 million square foot logistics warehouse represents decades of proven operational success in Baltimore's thriving industrial market, now completely rebuilt in 2023 to meet today's demanding logistical requirements. With 600,000 square feet of available space, the facility combines the reliability of a time-tested location with modern capabilities including high power infrastructure, rail potential, and heavy floor load capacity. Strategically positioned with immediate access to I-95 and I-695, this landmark structure offers tenants the competitive advantage of an established, proven location while delivering the superior amenities and operational efficiency that today's logistics operations demand.

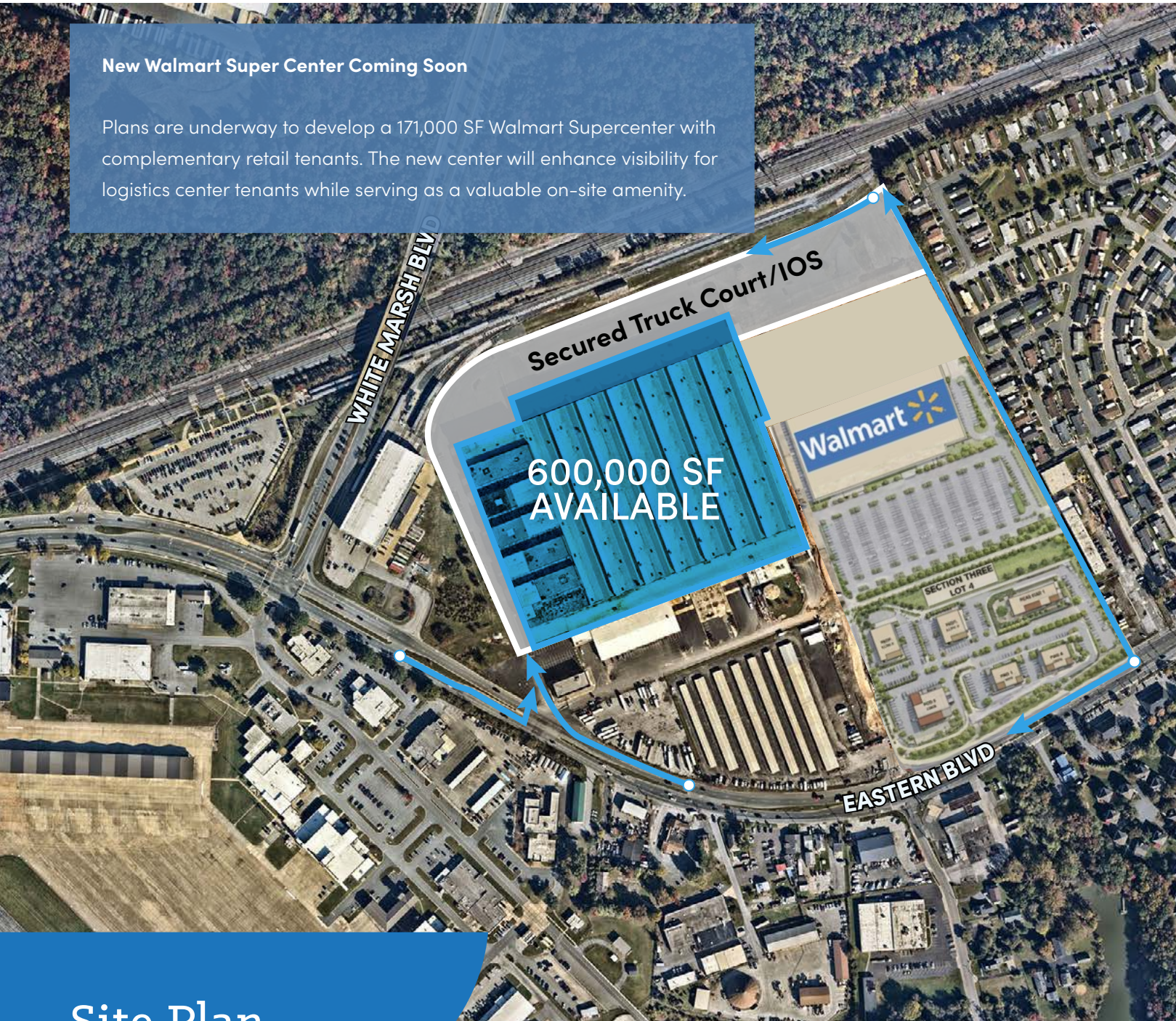


	<b>Available</b>	600,000 SF, fully secured
	<b>Storage Capabilities</b>	5 acres of paved and secured outside storage; can be used for trailer parking
	<b>Clear Height</b>	24'-30' clear
	<b>Column Spacing</b>	100' x 50'
	<b>Floor</b>	18"
	<b>Fire protection</b>	ESFR and Wet System
	<b>Docks</b>	42 Electronically operated dock doors with seals and edge of dock levelers
	<b>Drive-in Doors</b>	Drive-in and Drive-thru capability, 14' tall
	<b>Utilities</b>	Natural gas, city water & sewer
	<b>Power</b>	10,000 AMPS
	<b>Car Parking</b>	80 spaces
	<b>Office Space</b>	Multiple office pods throughout
	<b>Opportunity Zone</b>	Yes
	<b>Rail Potential</b>	Yes



**New Walmart Super Center Coming Soon**

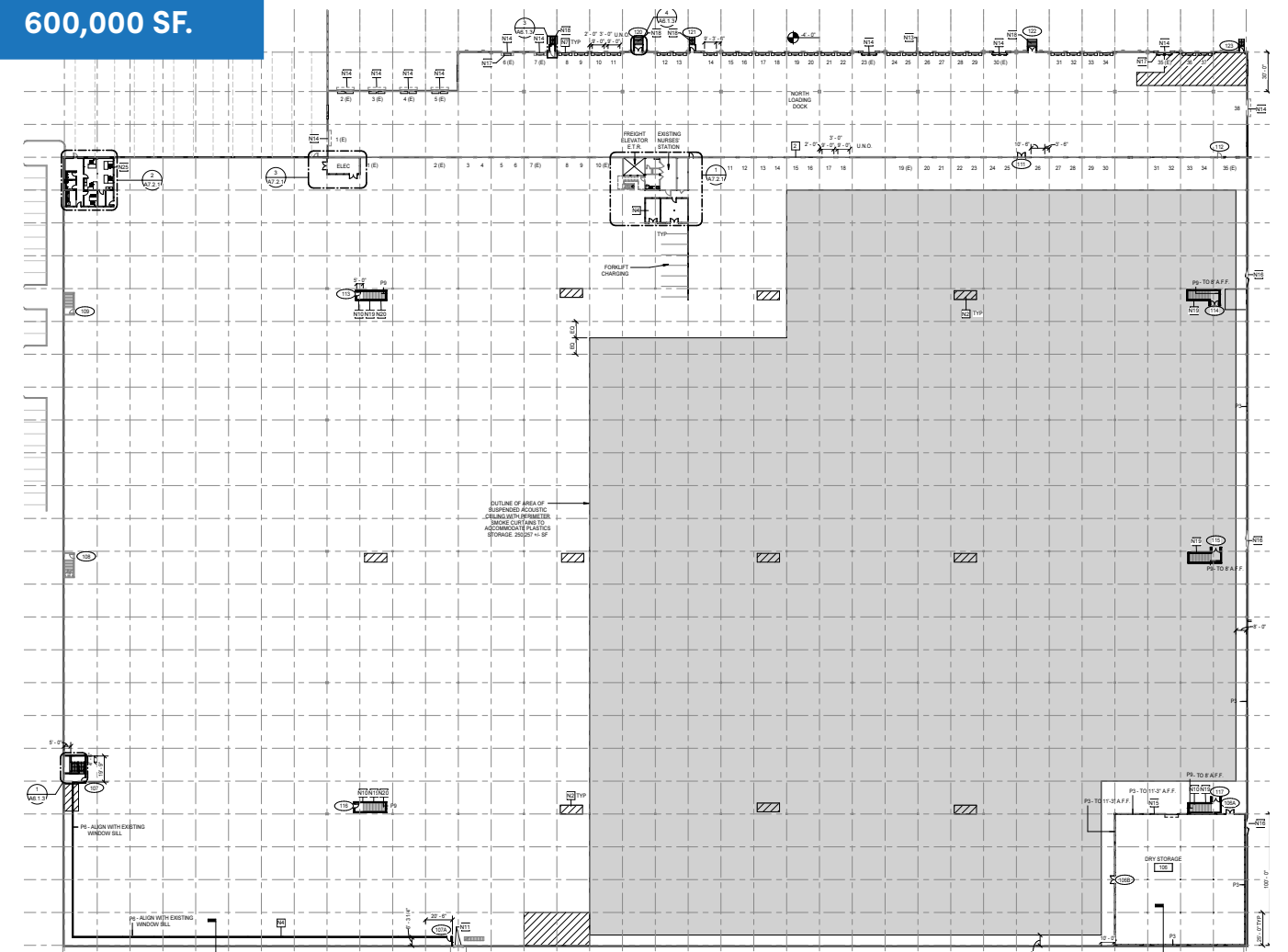
Plans are underway to develop a 171,000 SF Walmart Supercenter with complementary retail tenants. The new center will enhance visibility for logistics center tenants while serving as a valuable on-site amenity.



Site Plan



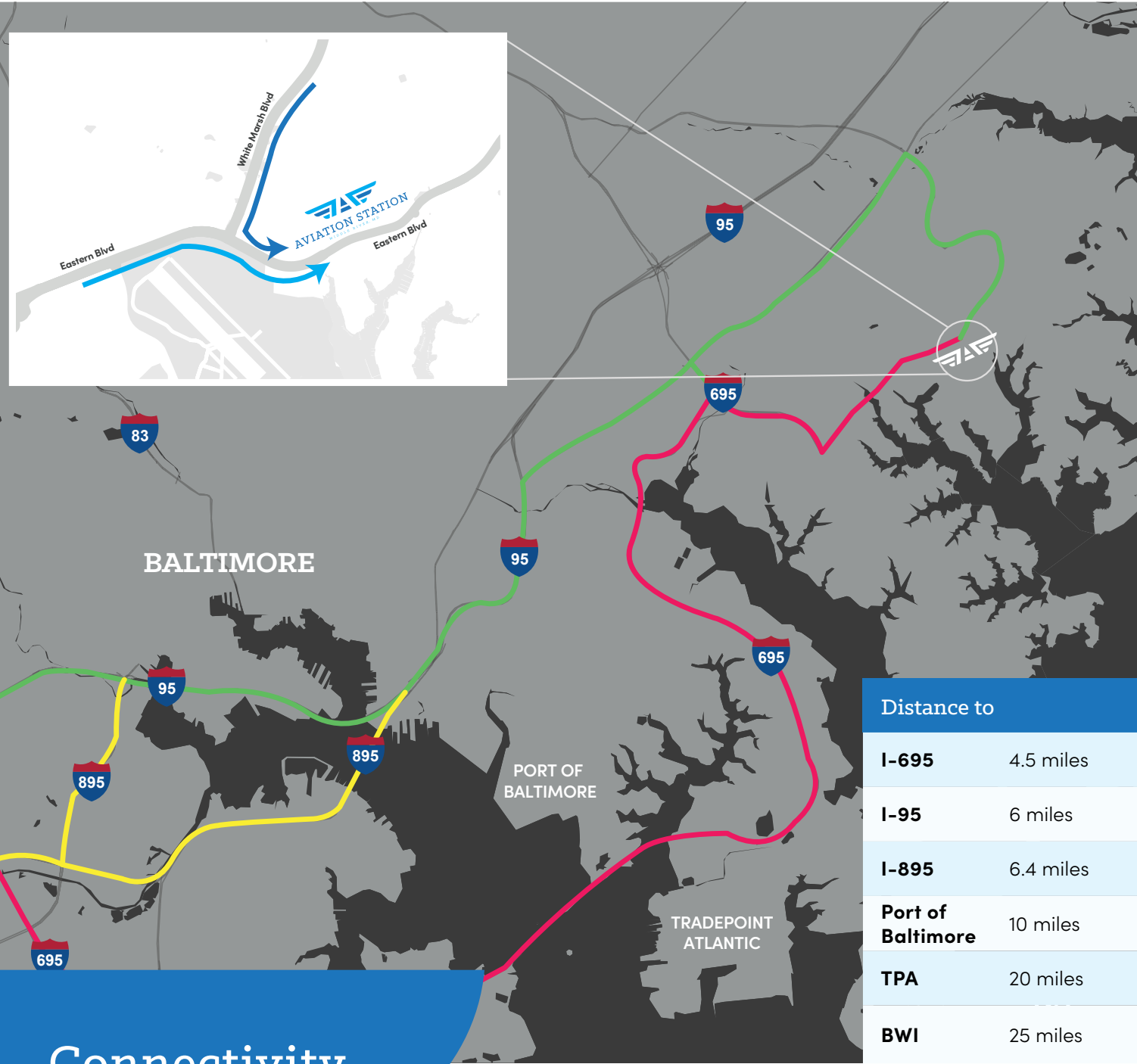
600,000 SF.





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## Connectivity



## Corporate Neighbors

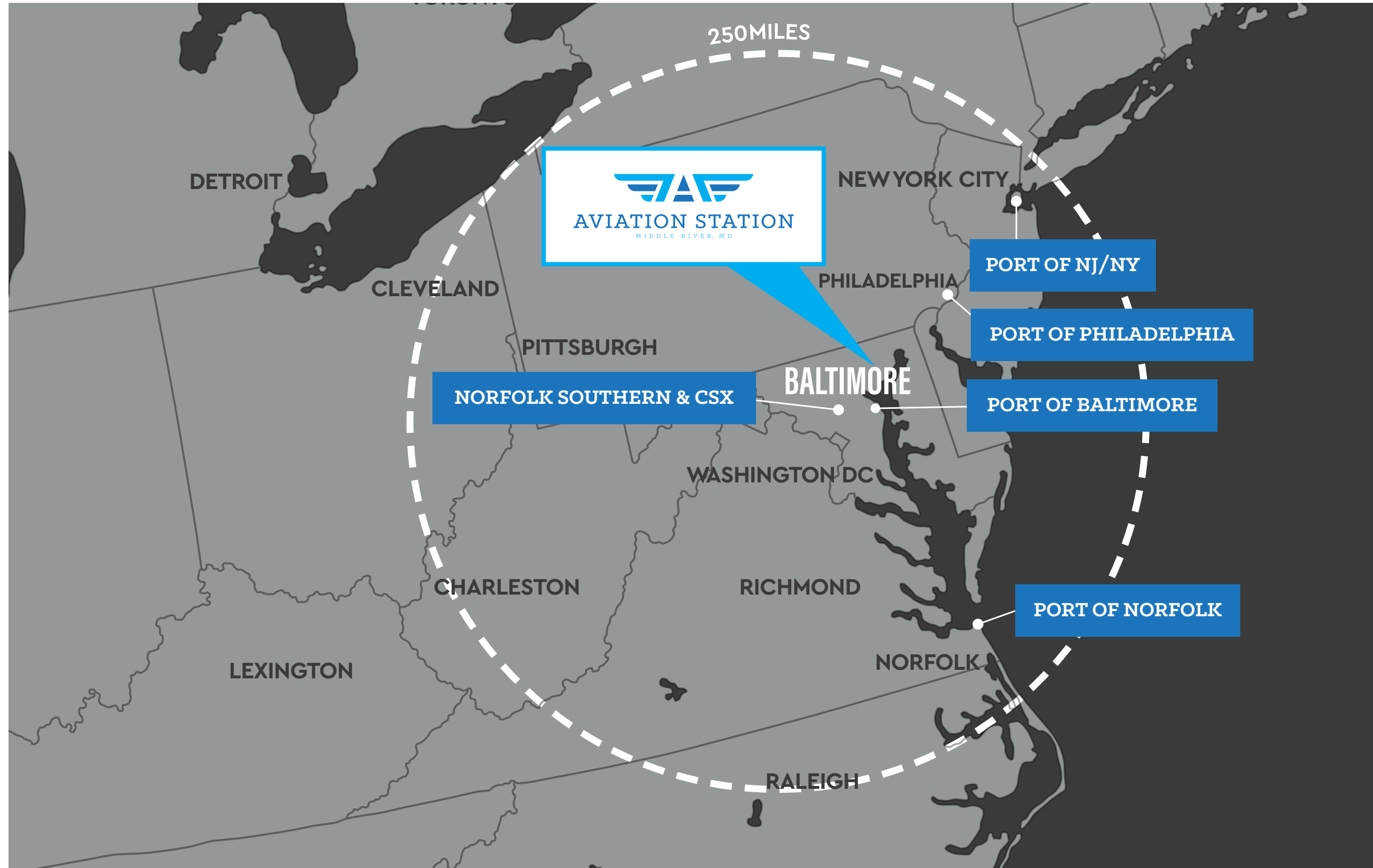
Distance to Major Cities

<b>Baltimore, MD</b>	12.3 miles	28 minutes
<b>Washington, DC</b>	53.2 miles	1 hour, 10 minutes
<b>Philadelphia, PA</b>	93.7 miles	1 hours, 30 minutes
<b>Richmond, VA</b>	163 miles	2 hours, 45 minutes
<b>New York City, NY</b>	180 miles	2 hours, 55 minutes

Distance to Major Ports

<b>Port of Baltimore</b>	14.3 miles	23 minutes
<b>Port of Philadelphia</b>	95.9 miles	1 hour, 35 minutes
<b>Port of NY/NJ</b>	168 miles	2 hours, 45 minutes
<b>Port of Norfolk</b>	248 miles	3 hours, 55 minutes

Proximity





## Labor Density



### Demographics Labor Market 30 Mile Drive Time



**2,769,648**  
Population



**1,093,108**  
Households



**\$97,979**  
Average Household Income

## Baltimore Logistics and Proximity to the Port



Baltimore's East Coast positioning makes it a magnet for e-commerce and distribution operations. Direct rail connections through CSX and Norfolk Southern, plus immediate interstate access from port terminals, create seamless logistics flow

Recent infrastructure upgrades have transformed the Port's capacity. Four new Neo-Panamax cranes and an expanded deep-water berth now handle multiple large-scale cargo vessels simultaneously. The recent completion of the CSX Howard Street Tunnel project

unlocks doublestack rail capability connecting New England through Florida and extending west to Chicago and the Ohio Valley, eliminating a critical bottleneck.

Aviation Station capitalizes on this strategic advantage with unmatched proximity just minutes from the Port of Baltimore and 15 miles from BWI Airport. The facility's location in Middle River positions operations within 45 minutes of the Washington DC Metro Area and 1 hour from Philadelphia, delivering direct reach across the East Coast's major population centers



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