

AREA 10—BUILDING 1

BALTIMORE CROSSROADS @95

FOR LEASE

WHITE MARSH, MARYLAND 21220



IDEAL CORPORATE DISTRIBUTION / HEADQUARTERS FACILITY

BUILDING TYPE:	CLASS "A" CROSS-DOCK	DOCKS / DRIVE-INS:	109 / 4
BUILDING SIZE:	505,294 SF	TRAILER PARKING:	32+
BUILDING DIMENSIONS:	480' x 1050'	POWER:	3000 AMP 277/480V 3 PHASE 4 WIRE
CLEAR HEIGHT:	30'	CONSTRUCTION:	CONCRETE TILT
COLUMN SPACING:	50' x 40' (60' LOADING)	SPRINKLER:	ESFR
DELIVERY:	2ND QUARTER 2009	TRUCK COURT:	120' - 170'

Contact Information:

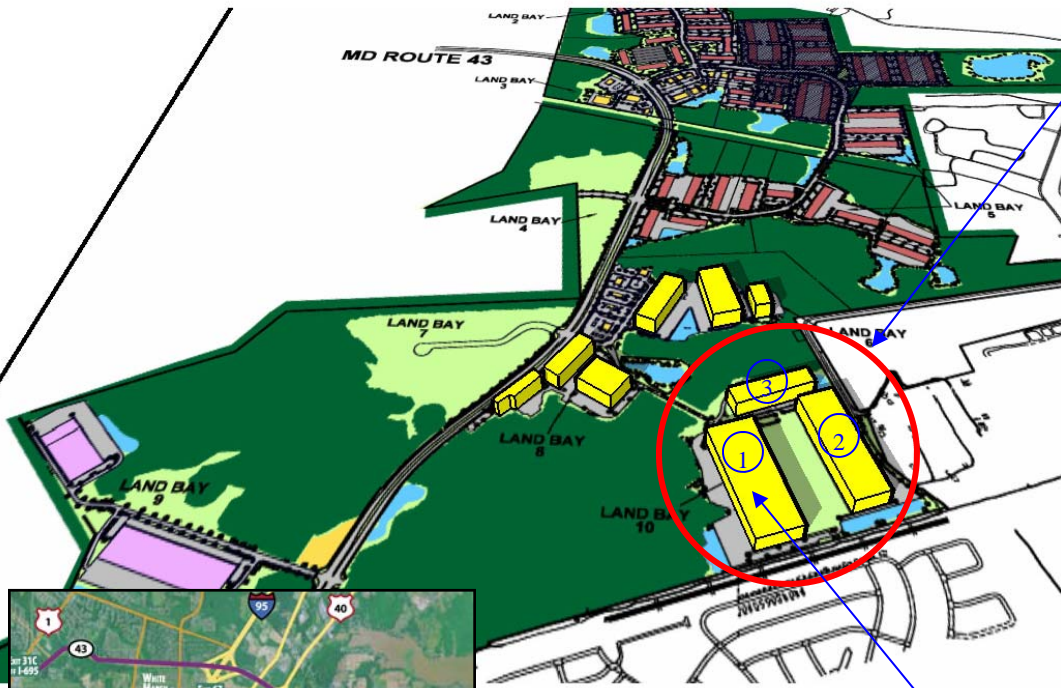
Jim Lighthizer, CCIM, SIOR
410.787.8799 (x)104
jlighthizer@cregllc.com

Ed Brady
410.787.8799 (x)102
ebrady@cregllc.com

Jon Manekin
410.787.8799 (x)114
jmanekin@cregllc.com



Chesapeake Real Estate Group, LLC
(410) 787. 8799 • (301) 596. 8799 • www.cregllc.com
898 Airport Park Road • Suite 210 • Glen Burnie • Maryland • 21061



AREA 10

BUILDING 1

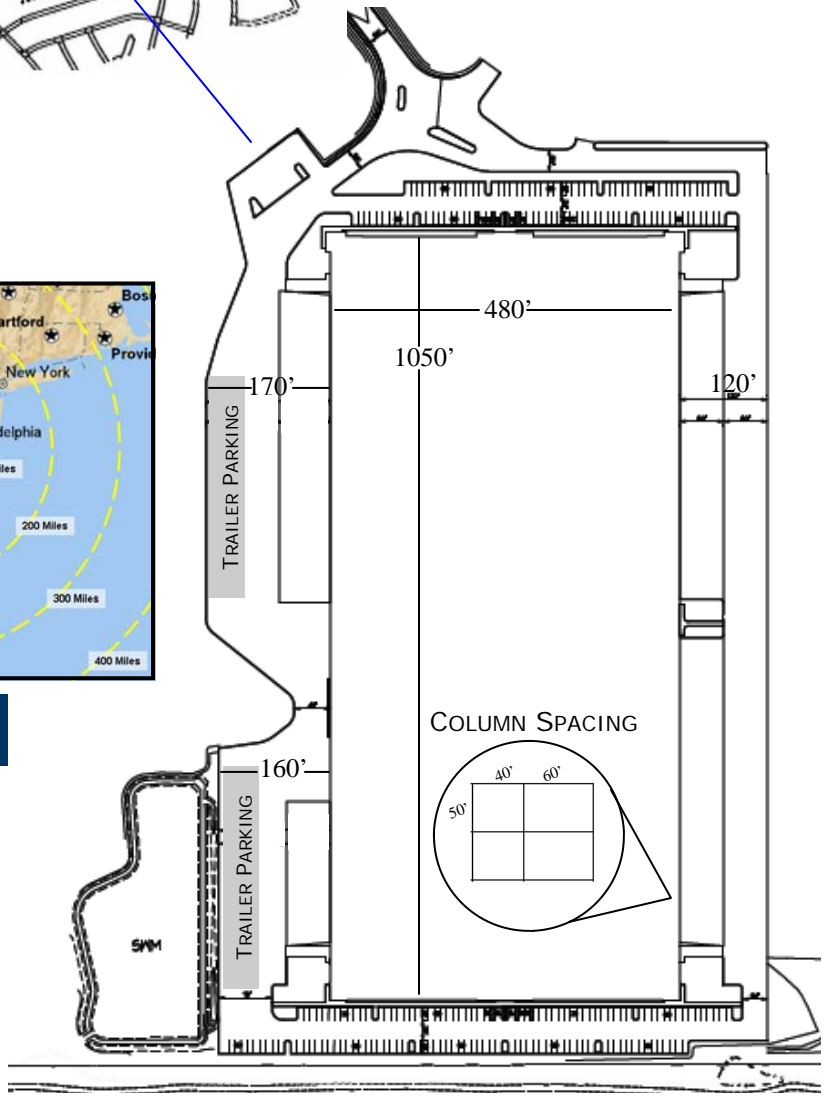
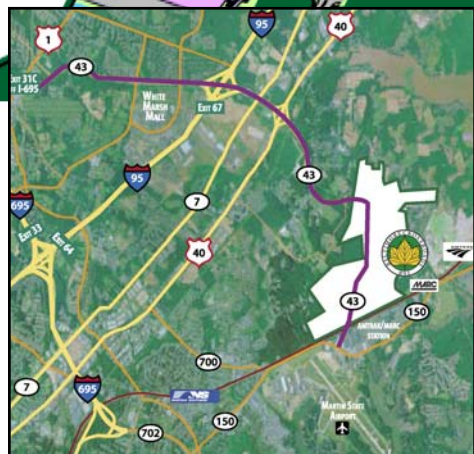
- 505,294 SF Cross-Dock
- AVAILABLE 2ND QTR. 2009

BUILDING 2

- APPROX. 292,760 SF
- BUILD-TO-SUIT OPPORTUNITY

BUILDING 3

- APPROX. 130,000 SF FRONT PARK—REAR LOAD
- BUILD-TO-SUIT OPPORTUNITY



Distance To:

- Route 40 1.75 Miles
- I-95 3.0 Miles
- I-695 5.0 Miles
- I-895 8.0 Miles
- Port of Baltimore 12.0 Miles
- BWI Airport 22.0 Miles

Chesapeake Real Estate Group, LLC

(410) 787. 8799 • (301) 596. 8799 • www.cregllc.com

898 Airport Park Road • Suite 210 • Glen Burnie • Maryland • 21061