

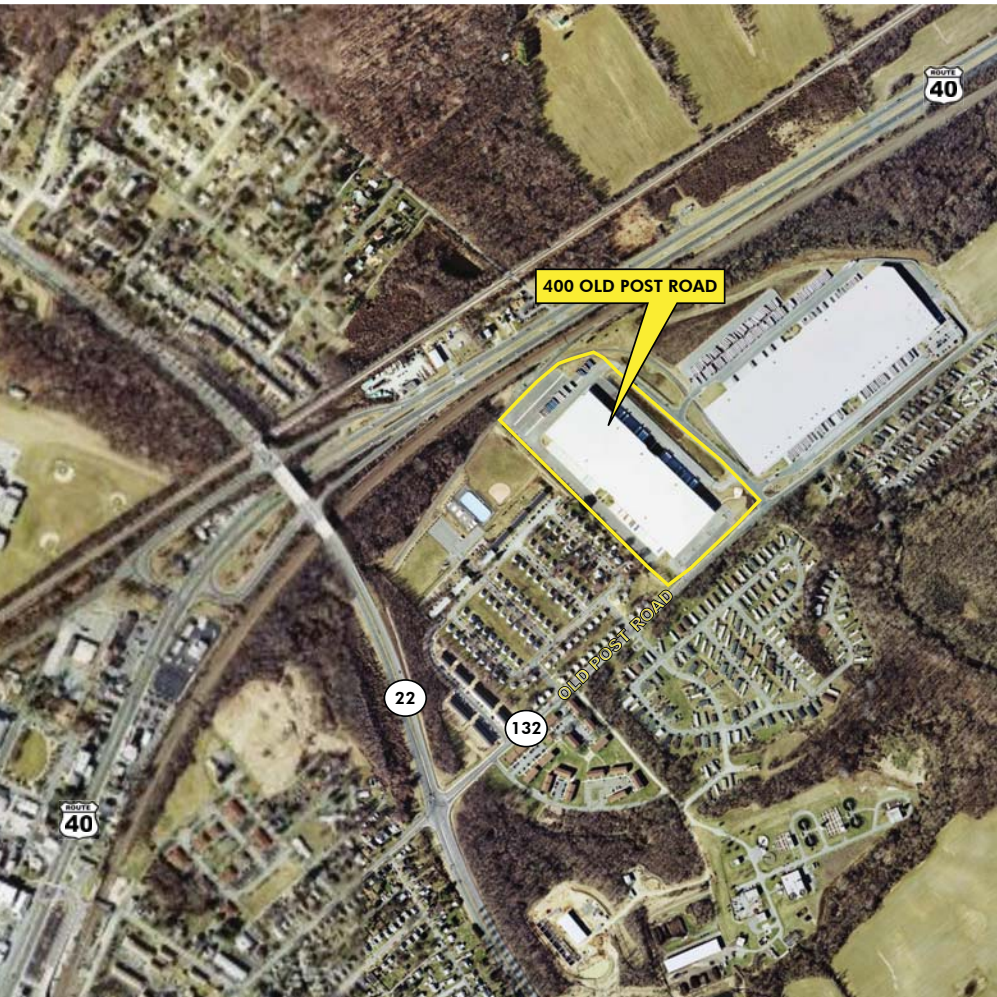


HARFORD GATEWAY DISTRIBUTION CENTER

400 OLD POST ROAD | ABERDEEN, MD

WAREHOUSE/DISTRIBUTION SPACE FOR LEASE

TOTAL BLDG SIZE:	346,652± SF
DIVISIBLE TO:	173,326± SF
OFFICE SPACE:	3,000± SF
BLDG CONSTRUCTION:	Concrete tilt up
CEILING HEIGHT:	32' clear
LOADING:	83 dock doors, 2 drive-ins
LOADING EQUIPMENT:	Levelers & seals
COLUMN SPACING:	42' x 42' with 49' depth in staging area
TRUCK COURT:	120' with 60' concrete dolly pad
TRAILER STORAGE:	Eighty-one (81) spaces
HEATING:	Gas fired units
SPRINKLER:	ESFR sprinkler system
ELECTRICAL:	2,000 amps
RENTAL RATE:	\$4.30 psf NNN



FOR MORE INFORMATION PLEASE CONTACT:

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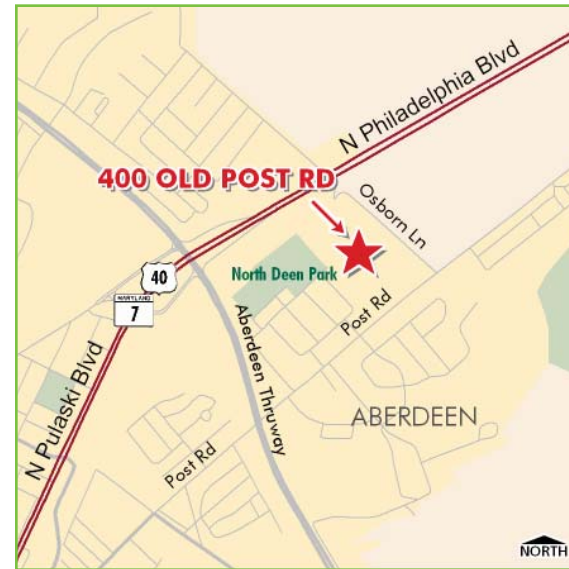
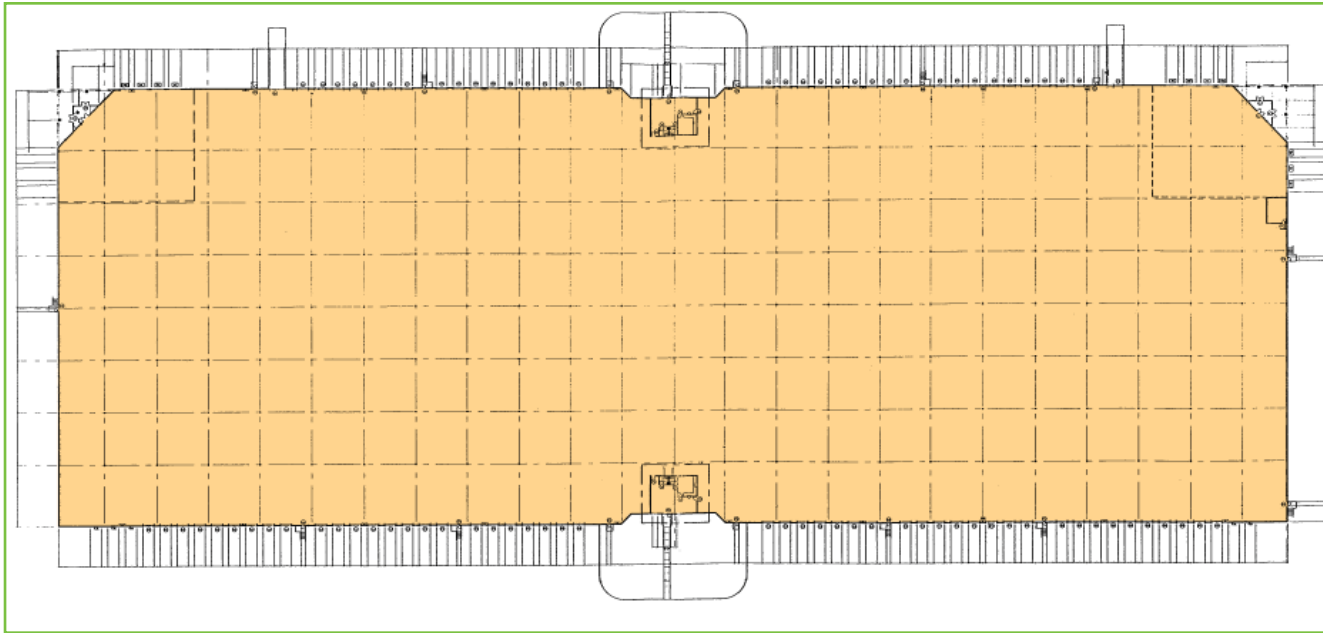
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CBRE
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DRIVE TIMES/DISTANCES

Interstate 95 -	7 minutes 2.7 miles	Port of Baltimore -	40 minutes 32.8 miles
Baltimore Beltway-	27 minutes 23.5 miles	BWI Airport -	50 minutes 43.1 miles

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