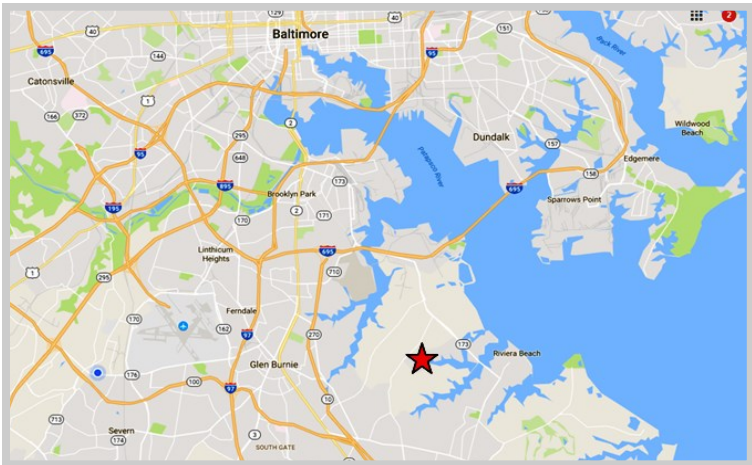


SOLLEY ROAD



LOCATION PROXIMITY

- I-95 / I-895 8.0 Miles
- Port of Baltimore 9.0 Miles
- I-695 / Baltimore Beltway 1.5 Miles
- BWI / Thurgood Marshall Airport 11.0 Miles

BRANDON WOODS III

7685 SOLLEY ROAD
GLEN BURNIE, MD 21060

FOR LEASE

108,000 +/-
SQUARE
FEET



PROPOSED

BUILDING HIGHLIGHTS

- CLASS A NEW CONSTRUCTION
- CONCRETE TILT-UP CONSTRUCTION
- FRONT PARK / REAR LOAD
- ESFR SPRINKLER SYSTEM
- 28'-32' CLEAR HEIGHT
- TRAILER PARKING: 26 DROPS (1 PER 3,700 SF)
- DOCK DOORS: 30 (1 PER 5,000 SF)



SCOTT SKOGMO, SIOR
443.883.8182
sskogmo@cregllc.com

ED BRADY
443.883.8170
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MATT LARAWAY, SIOR
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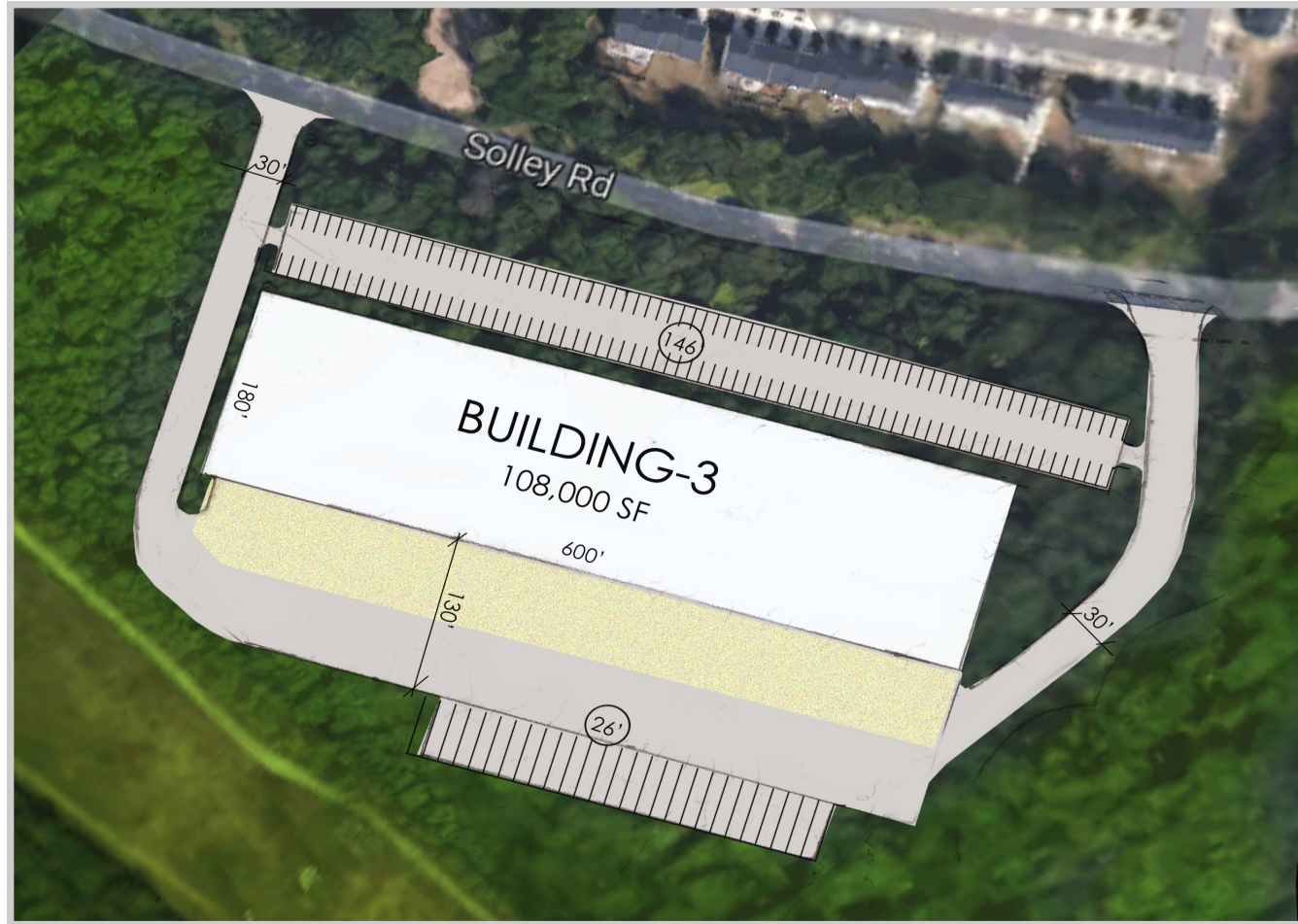
1344 ASHTON ROAD, STE 105
HANOVER, MD 21076
410.787.8799 (main)

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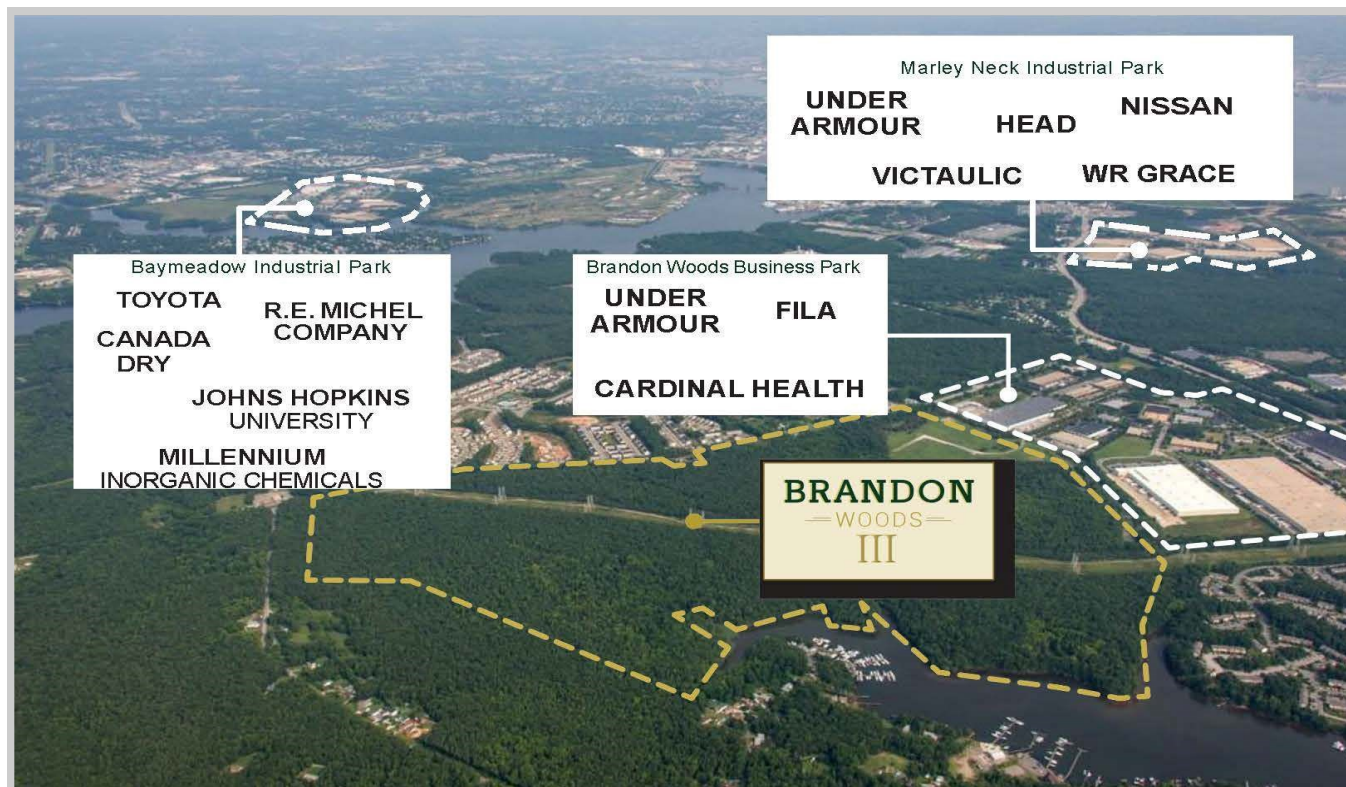
7685 SOLLEY ROAD - SITE PLAN



FLOOR PLAN 500,400 +/- SF



SUB-MARKET AERIAL



BUILDING FEATURES

- **BUILDING SIZE:** 108,000 +/- SF
- **BUILDING DIMENSIONS:** 180' X 600'
- **CEILING HEIGHT:** 28'-32' CLEAR
- **COLUMN SPACING:** 40' X 40', 60' LOADNG BAY
- **TRUCK COURT:** 130' MINIMUM
- **LOADING DRIVE-IN'S:** 2 (12' X 14')
- **LOADING DOCK DOORS:** 30 (9' X 10')
- **PARKING:** 146 AUTO / 26 TRAILER SPACES
- **ZONING:** W-1, LIGHT INDUSTRIAL
- **CONSTRUCTION TYPE:** CONCRETE TILT-UP
- **ROOF:** TPO 60 MIL MECHANICALLY ATTACHED
- **FLOOR:** 7" CONCRETE
- **ELECTRICAL SERVICE:** 2,000 AMP, 277/480V 3P
- **LIGHTING:** TO SUIT
- **SPRINKLER SYSTEM:** ESFR
- **HEAT:** GAS FIRED CAMBRIDGE UNITS
- **WATER & SEWER:** ANNE ARUNDEL COUNTY
- **GAS & ELECTRIC:** BALTIMORE GAS & ELECTRIC