

# 1411 Tangier Drive

White Marsh, MD 21220

**FOR LEASE**  
217,745 +/- SQUARE FEET



## Location Proximity

- 1.75 Miles Route 40
- 3.0 Miles I-95
- 5.0 Miles I-695 / Baltimore Beltway
- 8.0 Miles I-895
- 12.0 Miles Port of Baltimore

## Building Highlights

- Class "A" Institutionally Owned Business Park
- New Concrete Tilt-Up Construction
- Cross Dock Design
- ESFR Sprinkler System
- Ample Car & Trailer Parking
- Excellent Access To I-95 Via MD RT 43



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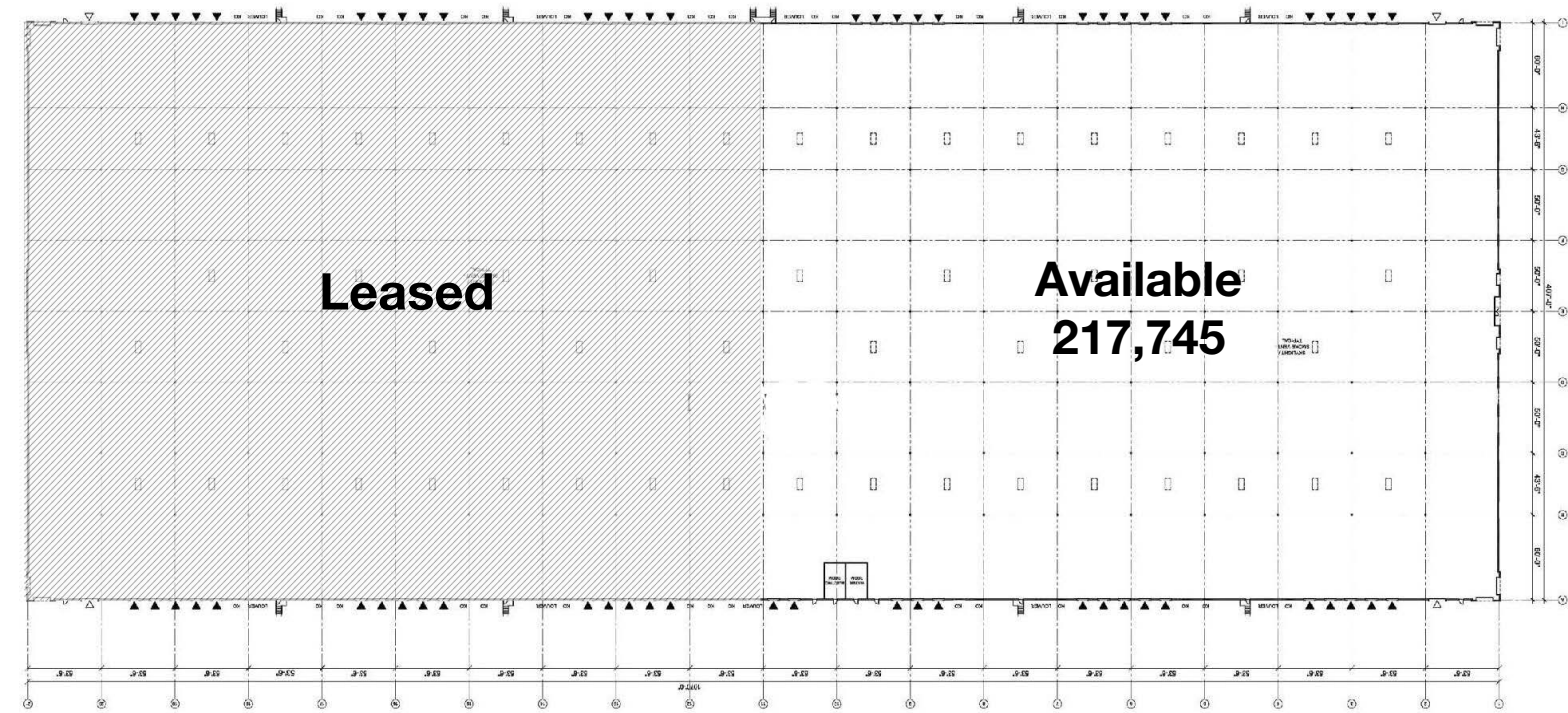
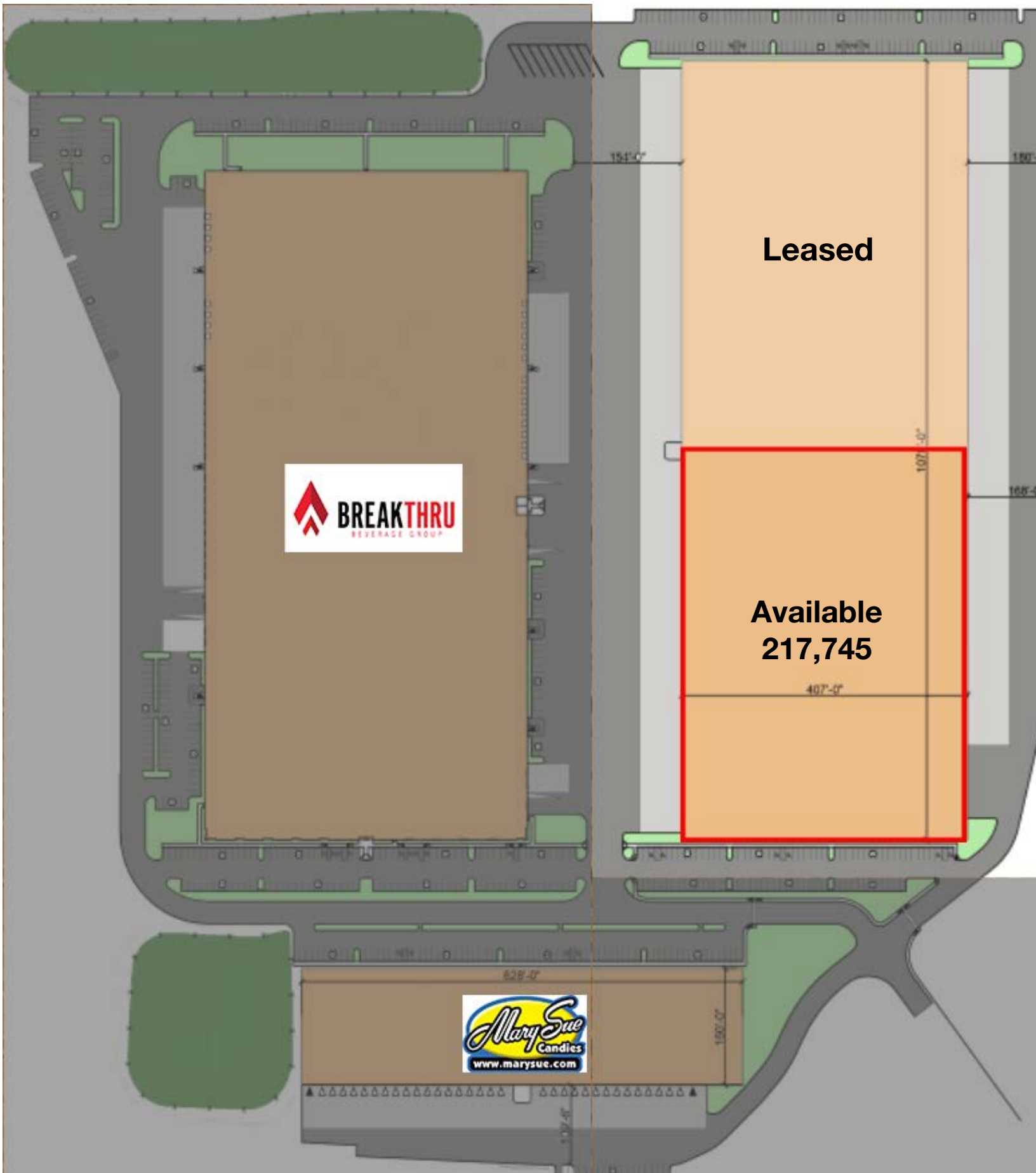
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# SITE PLAN

# FLOOR PLAN 435,490 +/- SF



## BUILDING FEATURES

- **Building Size:** 435,490 +/- sf (**217,745 SF Available**)
- **Building Dimensions:** 1070' x 407'
- **Ceiling Height:** 32' Clear
- **Column Spacing:** 53'-6" X 50'
- **Truck Court:** 130' Minimum
- **Loading Drive-In's:** 2 (12' X 14')
- **Loading Dock Doors:** 30 (9' X 10')
- **Parking:** 91 Auto / 8 Trailer Spaces
- **Zoning:** ML ML
- **Construction Type:** Concrete Tilt-Up
- **Roof:** TPO
- **Floor:** 6" Concrete
- **Electrical Service:** 2,000 AMP, 277/480V 3P
- **Lighting:** T-5
- **Sprinkler System:** ESFR
- **Heat:** Gas
- **Water & Sewer:** Baltimore County
- **Gas & Electric:** Baltimore Gas & Electric