



TOWER LOGISTICS
CENTER

www.towerlogisticscenter.com

860,000 SF Distribution Center
Close Proximity to I-95

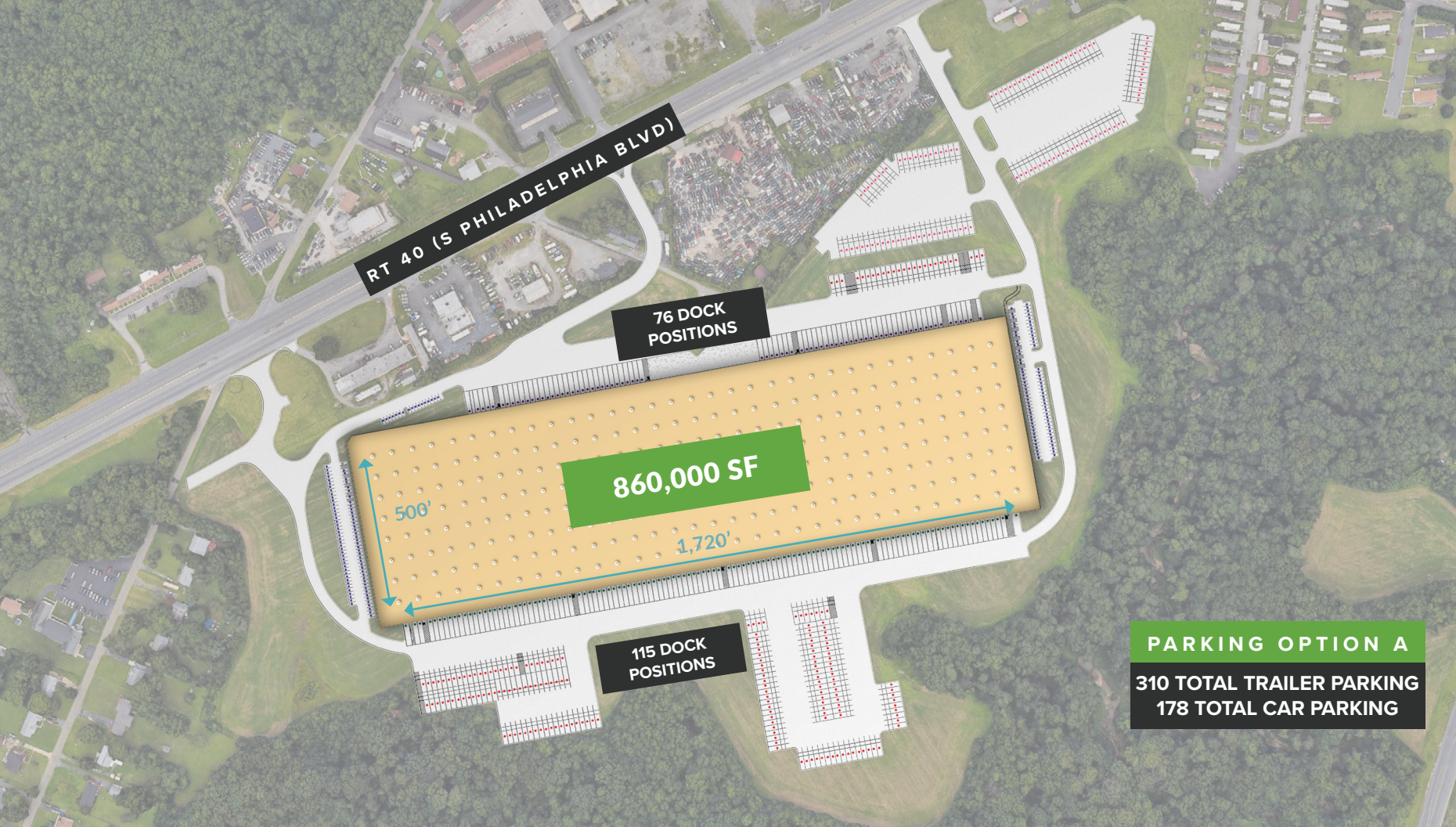


1225 S Philadelphia Boulevard, Perryman, MD 21001

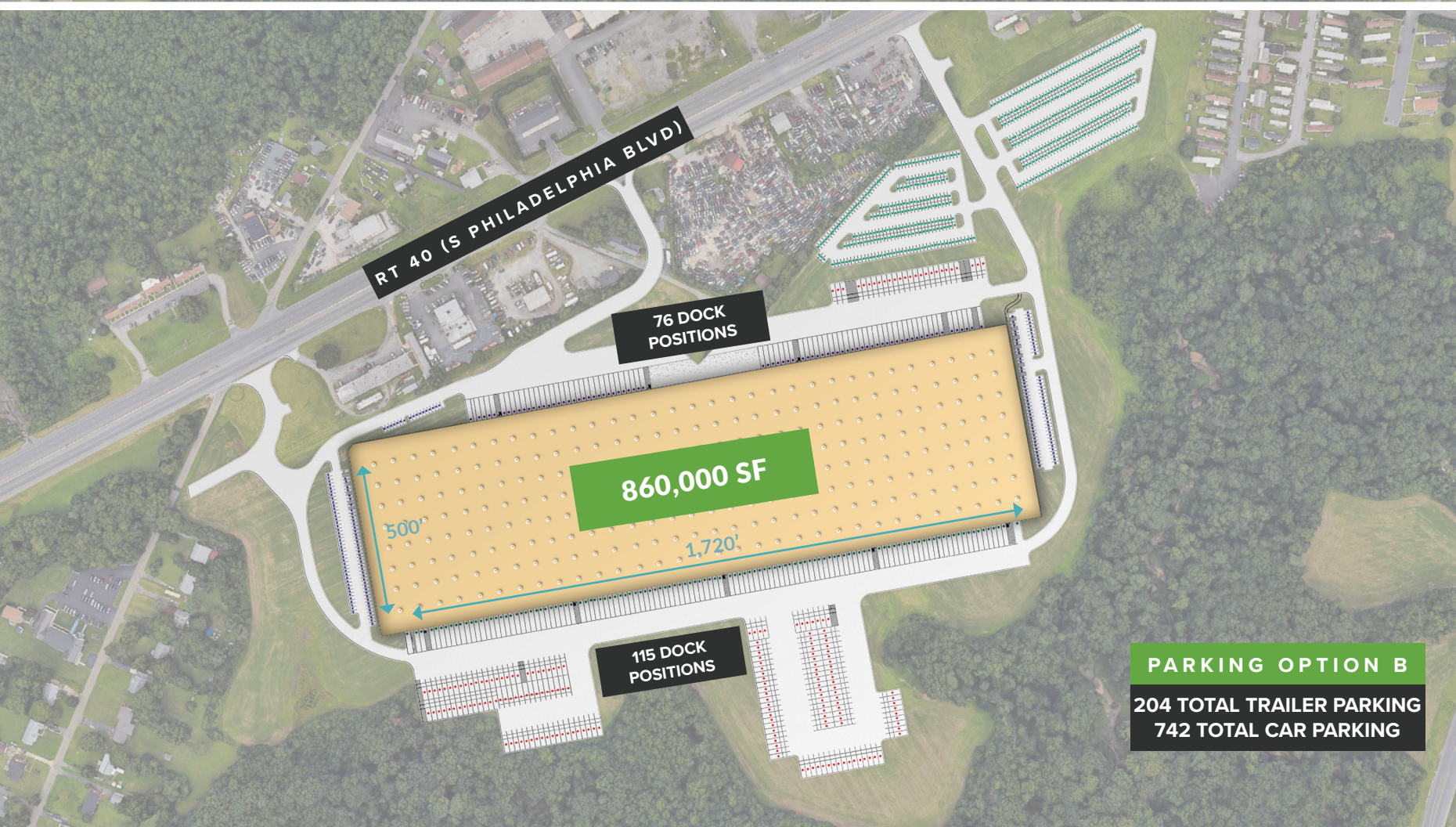
BentallGreenOak 

 **merritt**
PROPERTIES

CBRE

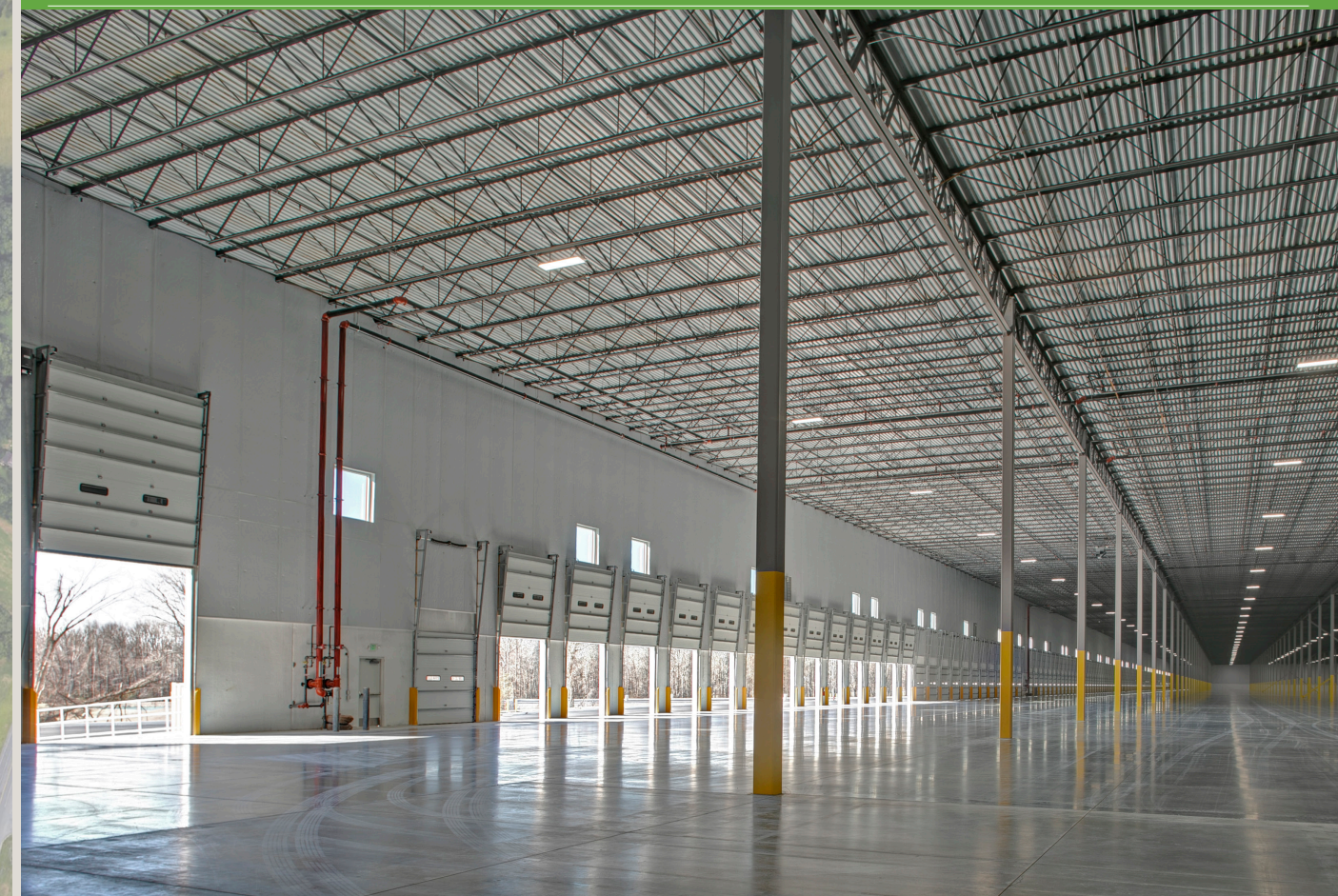


PARKING OPTION A
310 TOTAL TRAILER PARKING
178 TOTAL CAR PARKING



PARKING OPTION B
204 TOTAL TRAILER PARKING
742 TOTAL CAR PARKING

BUILDING SIZE:	860,000 SF
CEILING HEIGHT:	40' clear
COLUMN SPACING:	52'W x 60'D speed bays & 52'W x 54'D interior bays
BUILDING DIMENSIONS:	1,720' length x 500' width
CONSTRUCTION TYPE:	Concrete tilt-up wall panels. Textured painted finish.
ROOF CONSTRUCTION:	60 mil mechanically attached white TPO roof system
ELECTRICAL SERVICE:	4,000 amp, 277/480 volt, 3-phase electrical service
LIGHTING:	LED High-Bay Lighting Fixtures at ~30 FC, 4 lights per bay
SPRINKLER SYSTEM:	ESFR
HVAC:	Gas-fired, roof-mounted Cambridge heaters
LOADING DOCKS:	(189) 9' x 10' manually operated, insulated sectional overhead door, 4 doors per bay, Cross dock configuration
LOADING EQUIPMENT:	16 dock positions equipped with Poweramp mechanical levelers and 40oz vinyl seals
DRIVE-IN DOORS:	(4) 12' x 14' electrically operated, insulated sectional overhead doors
TRUCK COURT:	130'
ADDITIONAL FEATURES:	- Humidity monitoring system to control air flow within building - 13 Patterson HVLS fans at speed-bays



Strategic Mid-Atlantic Location



TOWER LOGISTICS CENTER

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