

FOR LEASE

WAREHOUSE SPACE

8801

CITATION ROAD

Essex, MD 21221



AVAILABLE SPACE FEATURES

- + 156,797± SF Available
- + 1 Drive-in, 1 Interior Dock
- + 28' - 30' Ceiling Height
- + 4,500± SF Office
- + 5,600 Amps
- + 100' -120' Truck Court
- + 39'w X 44'd Columns
- + ESFR Sprinkler installed 2019
- + 4± Acres Yard/Trailer Storage
- + 20 Loading Docks
- + LED Motion Sensors



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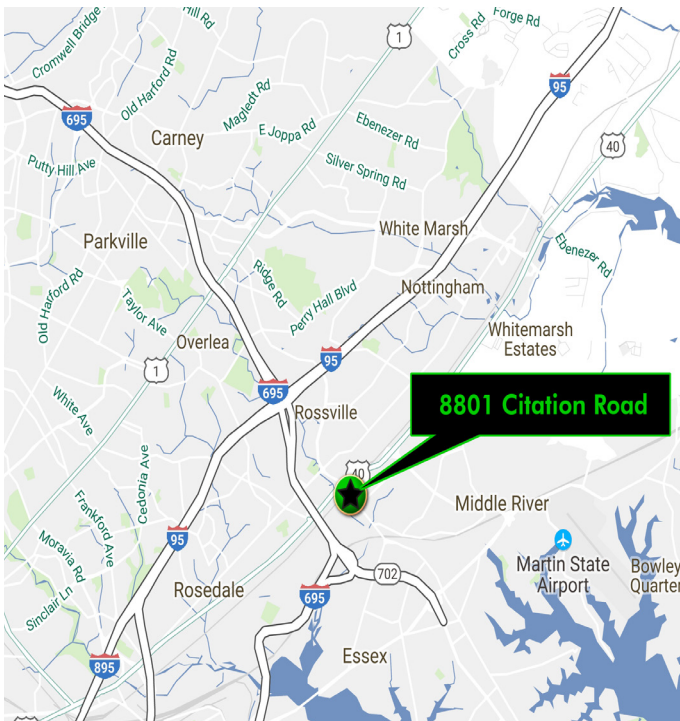
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CBRE

FOR LEASE WAREHOUSE

8801
CITATION RD
Essex, MD 21221



DRIVE DISTANCES/TIMES

RT 40:	0.3 mi / 1 min
695:	2 mi / 1 min
I-95:	2.3 mi / 4 min
Port of Baltimore:	8 mi / 12 min
295:	11.5 mi / 15 min
BWI:	18.5 mi / 22 min

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