

FOR LEASE IN HALETHORPE

MANUFACTURING / DISTRIBUTION CENTER WITH OUTDOOR AREA

1954 HALETHORPE FARMS ROAD



Jared Engel

443.921.9342

jengel@troutdaniel.com

Steven L. Cornblatt

443.921.9331

scornblatt@troutdaniel.com





PROPERTY OVERVIEW

1954 Halethorpe Farms Road is centrally located in Halethorpe, Maryland in the “Corridor” between Baltimore and Washington, DC. The property is comprised of 32.19 acres of industrial zoned (ML-IM) land and is improved by several adjoining buildings totaling 704,646 square feet. The property offers Tenants 28-32’ clear ceiling heights and 100’ column spacing throughout the structure. Additionally, the property features twenty-five, 5-25 ton, ceiling mounted cranes, as well as a CSX rail spur that directly connects to the building.

PROPERTY HIGHLIGHTS

- 200 foot truck court
- ML-IM Zoning
- Active CSX Rail Line to the Property
- Excess outdoor storage and vacant lots
- Heavy electric service
- Excellent access to major roads and highways, including I-95, I-695, I-895, and I-195
- 28' - 32' clear heights
- 100' column spacing
- Dock and Drive-In Loading

PROPERTY SUMMARY

Available SF:	27,121 - 434,924 SF
Lease Rate:	\$4.50 SF/yr (NNN)
Lot Size:	32.19 Acres
Building Size:	704,646 SF
Zoning:	ML-IM

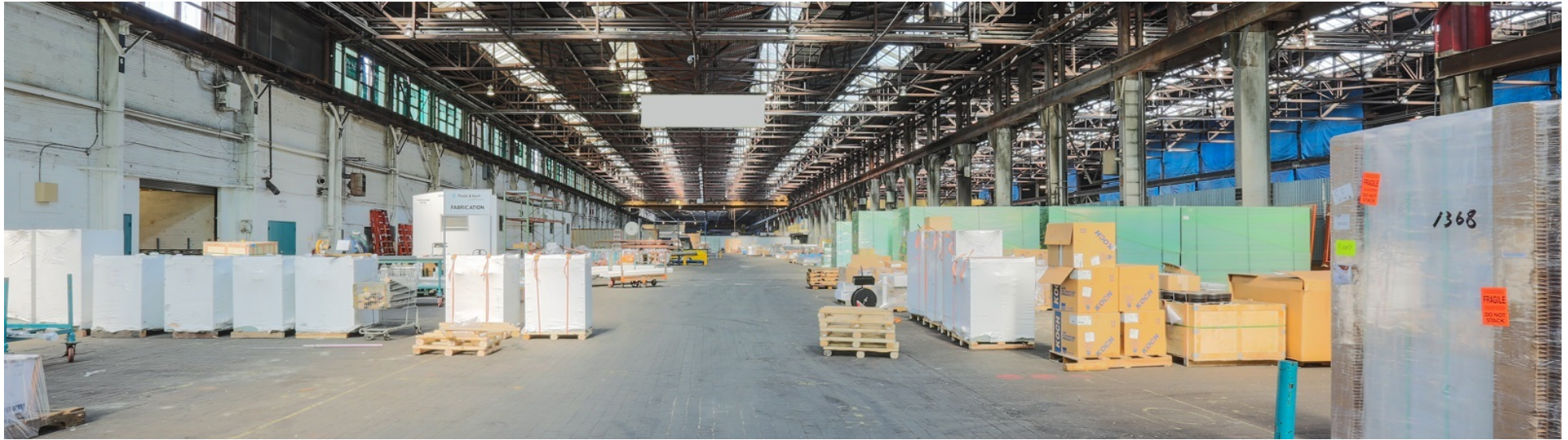
MANUFACTURING / DISTRIBUTION CENTER WITH OUTDOOR AREA

1954 HALETHORPE FARMS ROAD



TROUT DANIEL & ASSOCIATES

Additional Photos



Jared Engel

443.921.9342

jengel@troutdaniel.com

Steven L. Cornblatt

443.921.9331

scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

MANUFACTURING / DISTRIBUTION CENTER WITH OUTDOOR AREA

1954 HALETHORPE FARMS ROAD



TROUT DANIEL & ASSOCIATES

Aerial View



Jared Engel

443.921.9342

jengel@troutdaniel.com

Steven L. Cornblatt

443.921.9331

scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

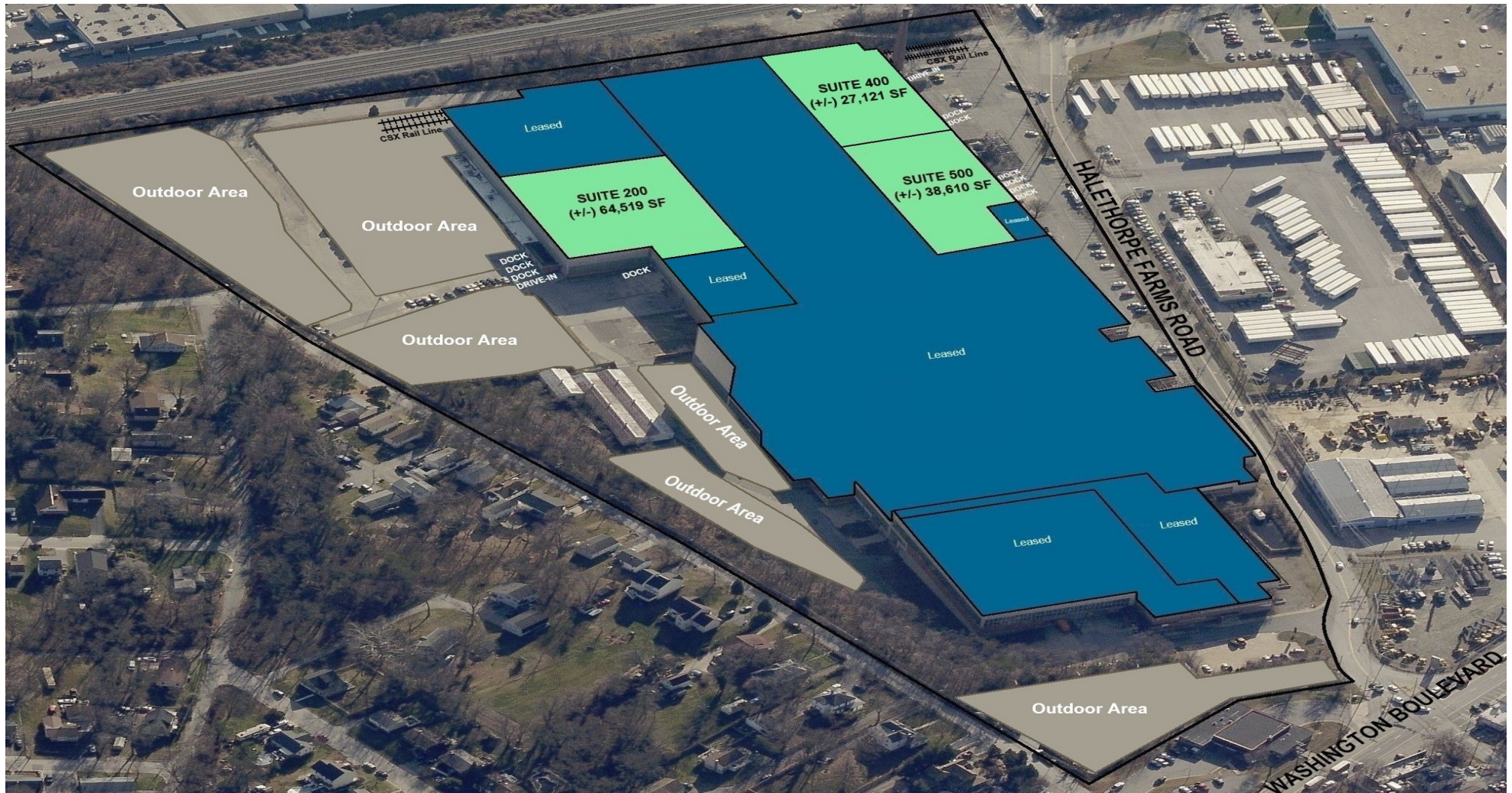
MANUFACTURING / DISTRIBUTION CENTER WITH OUTDOOR AREA

1954 HALETHORPE FARMS ROAD



TROUT DANIEL & ASSOCIATES

Site Plan



Jared Engel

443.921.9342

jengel@troutdaniel.com

Steven L. Cornblatt

443.921.9331

scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

MANUFACTURING / DISTRIBUTION CENTER WITH OUTDOOR AREA

1954 HALETHORPE FARMS ROAD



TROUT DANIEL & ASSOCIATES

Possible Future Vacancy



Jared Engel
443.921.9342
jengel@troutdaniel.com

Steven L. Cornblatt
443.921.9331
scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

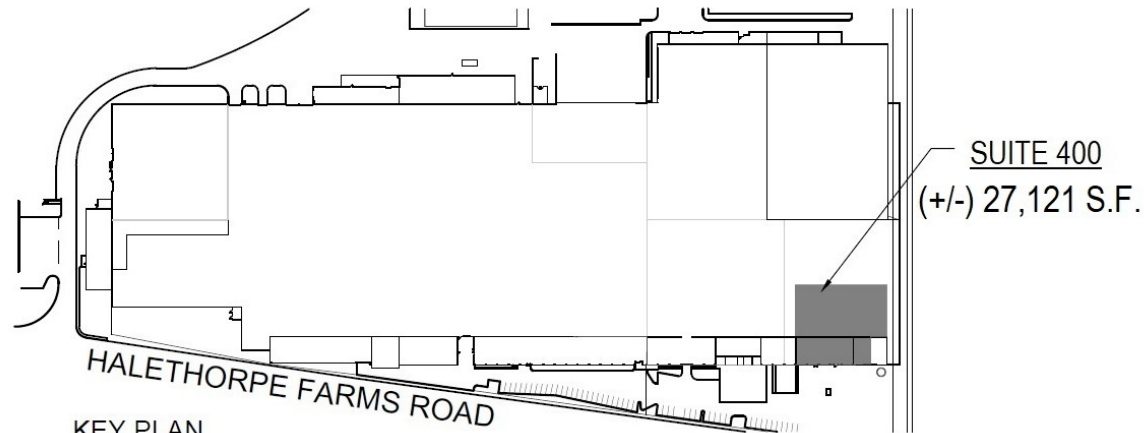
MANUFACTURING / DISTRIBUTION CENTER WITH OUTDOOR AREA

1954 HALETHORPE FARMS ROAD



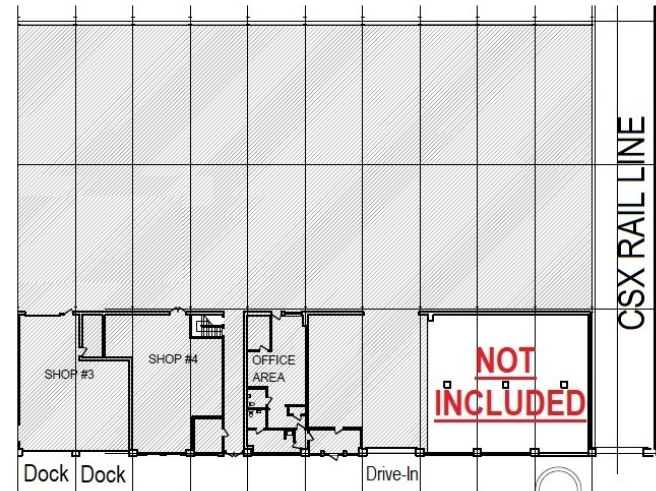
TROUT DANIEL & ASSOCIATES

Suite 400 Floor Plan



KEY PLAN

SCALE: 1" = 200'-0"



Jared Engel

443.921.9342

jengel@troutdaniel.com

Steven L. Cornblatt

443.921.9331

scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

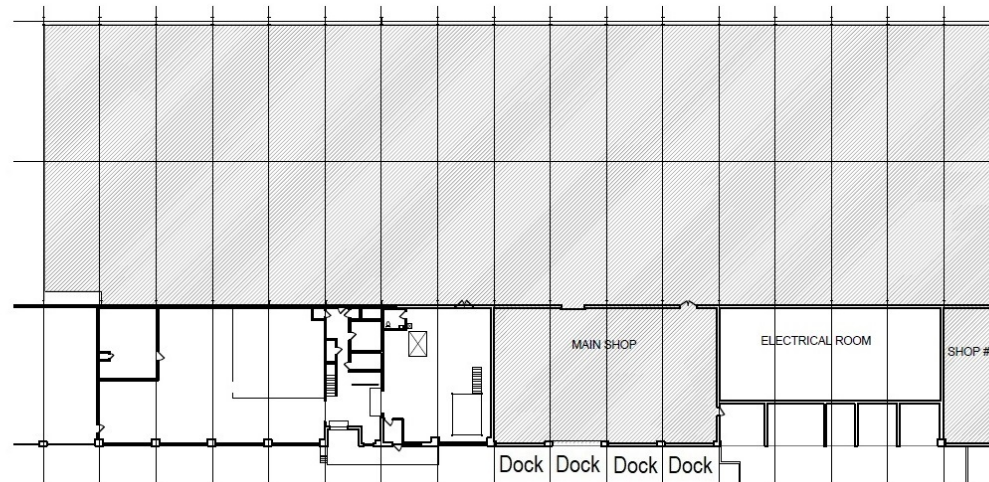
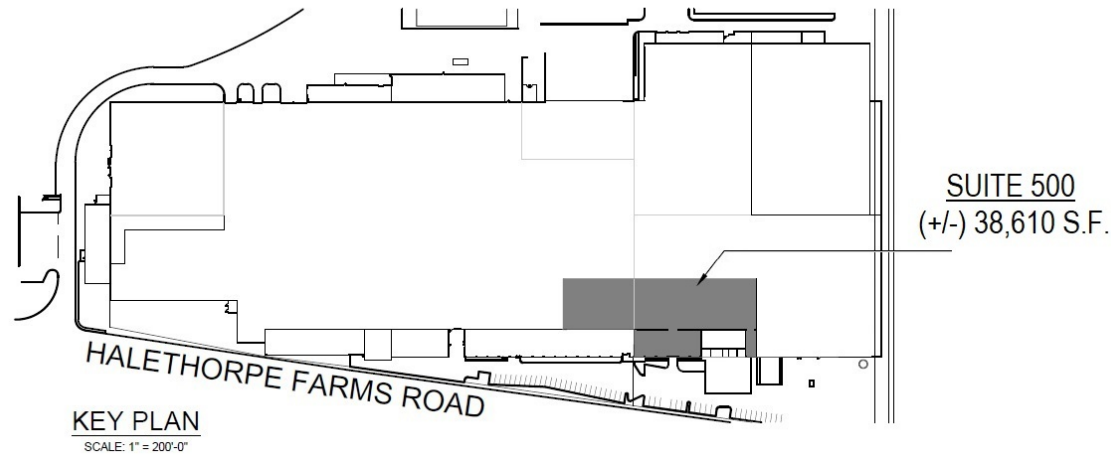
MANUFACTURING / DISTRIBUTION CENTER WITH OUTDOOR AREA

1954 HALETHORPE FARMS ROAD



TROUT DANIEL & ASSOCIATES

Suite 500 Floor Plan

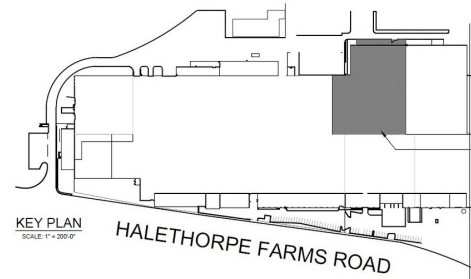


Jared Engel
443.921.9342
jengel@troutdaniel.com

Steven L. Cornblatt
443.921.9331
scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

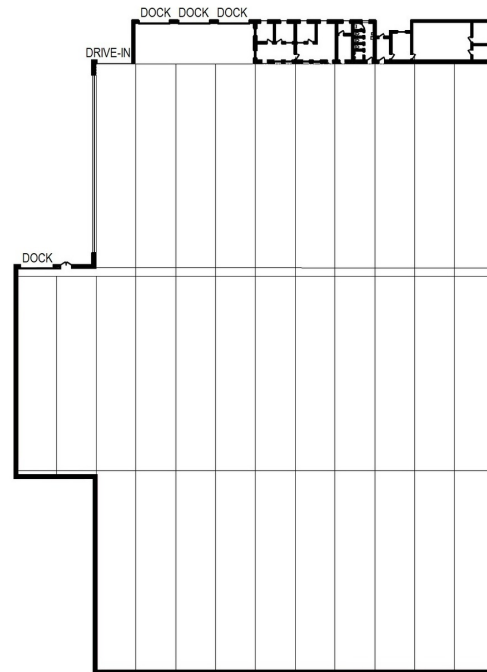
Suite 200 Floor Plan



Suite 200:
(+/-) 64,519 S.F.

Office Area: (+/-) 3,552 S.F.

Warehouse Area: (+/-) 60,967 S.F.

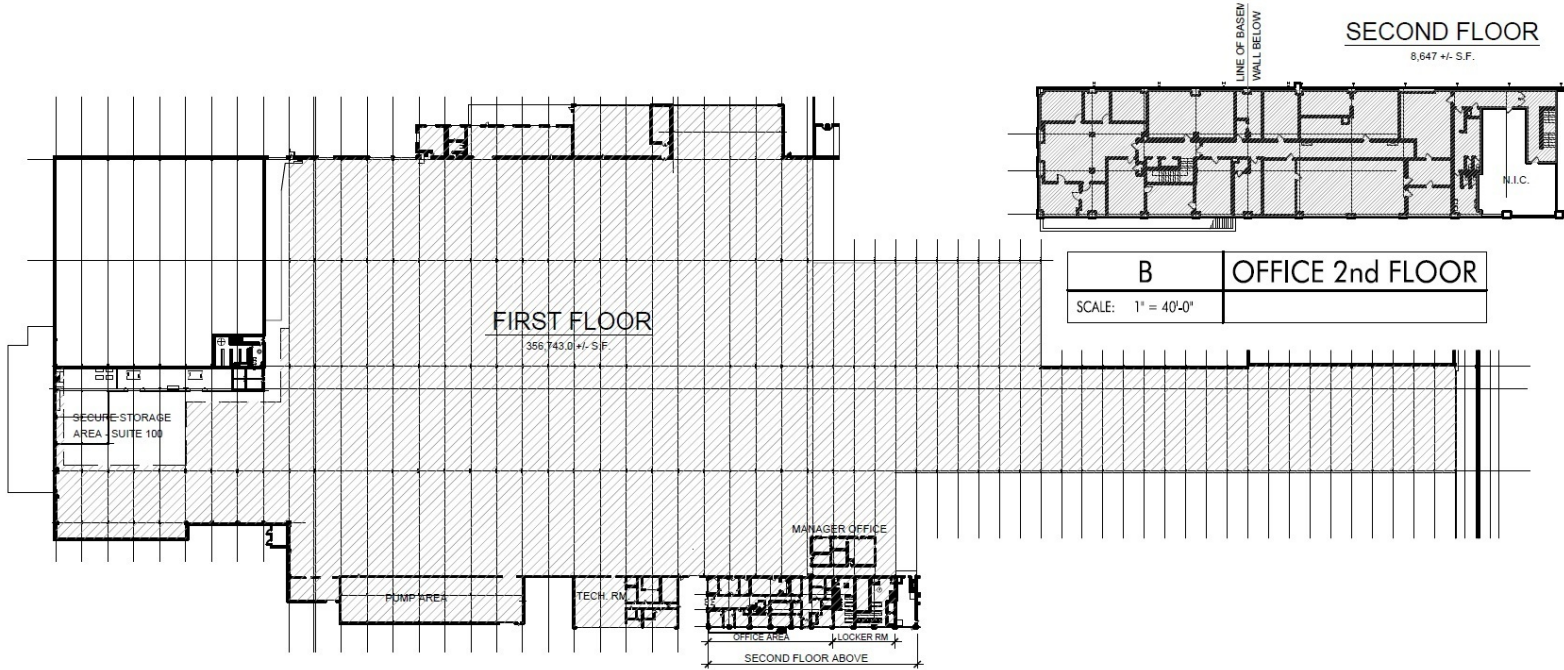
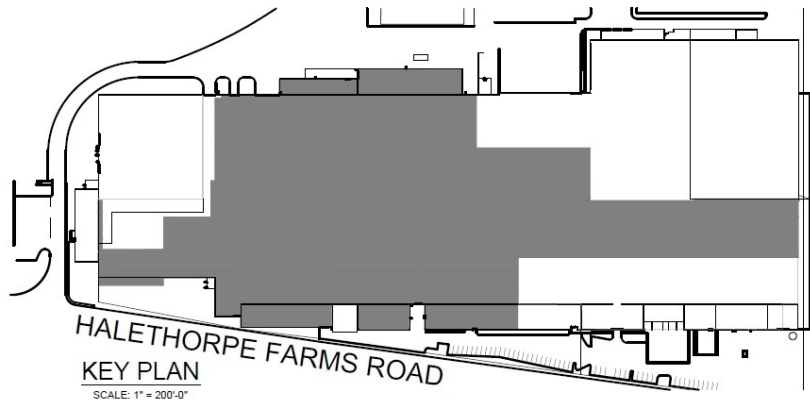


Warehouse Area: (+/-) 60,967 S.F.



Office Area: (+/-) 3,552 S.F.

Suite 300 Floor Plan



Jared Engel Steven L. Cornblatt
443.921.9342 443.921.9331
jengel@troutdaniel.com scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.

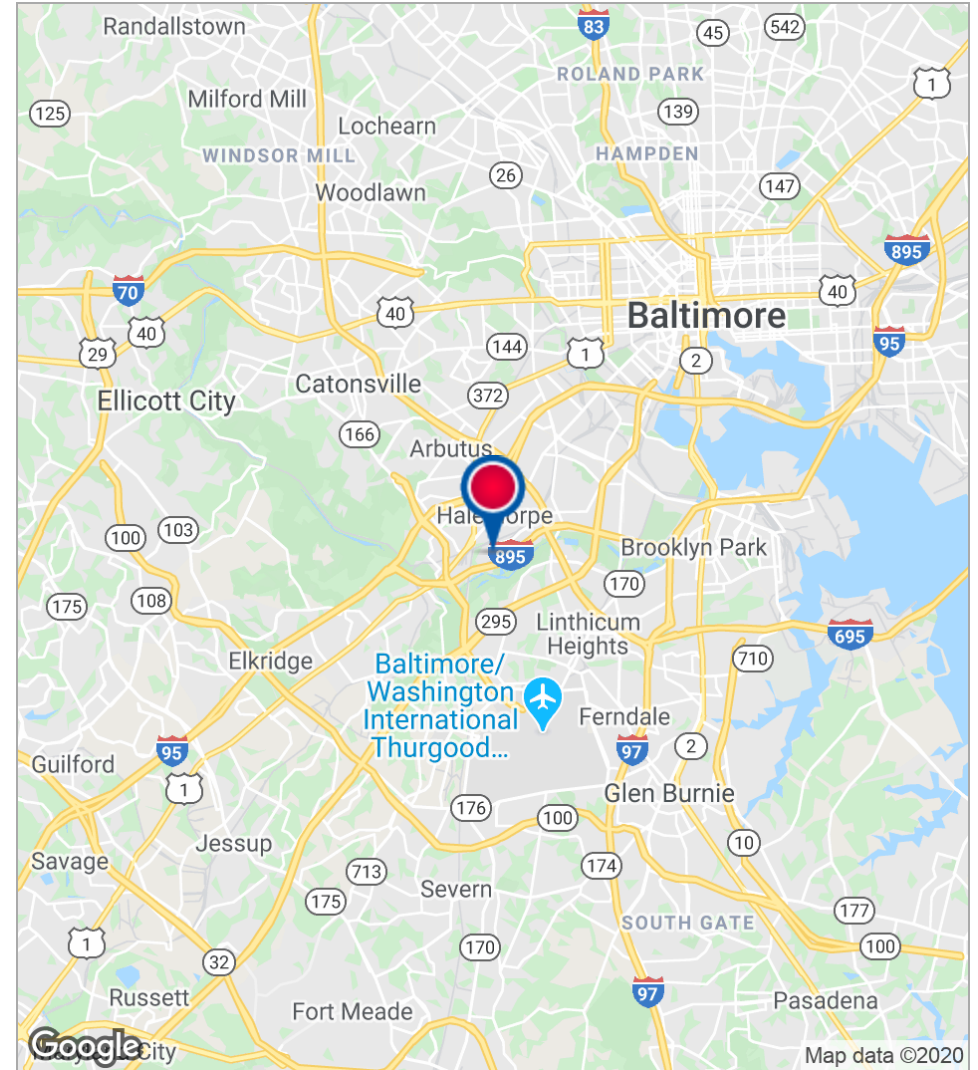
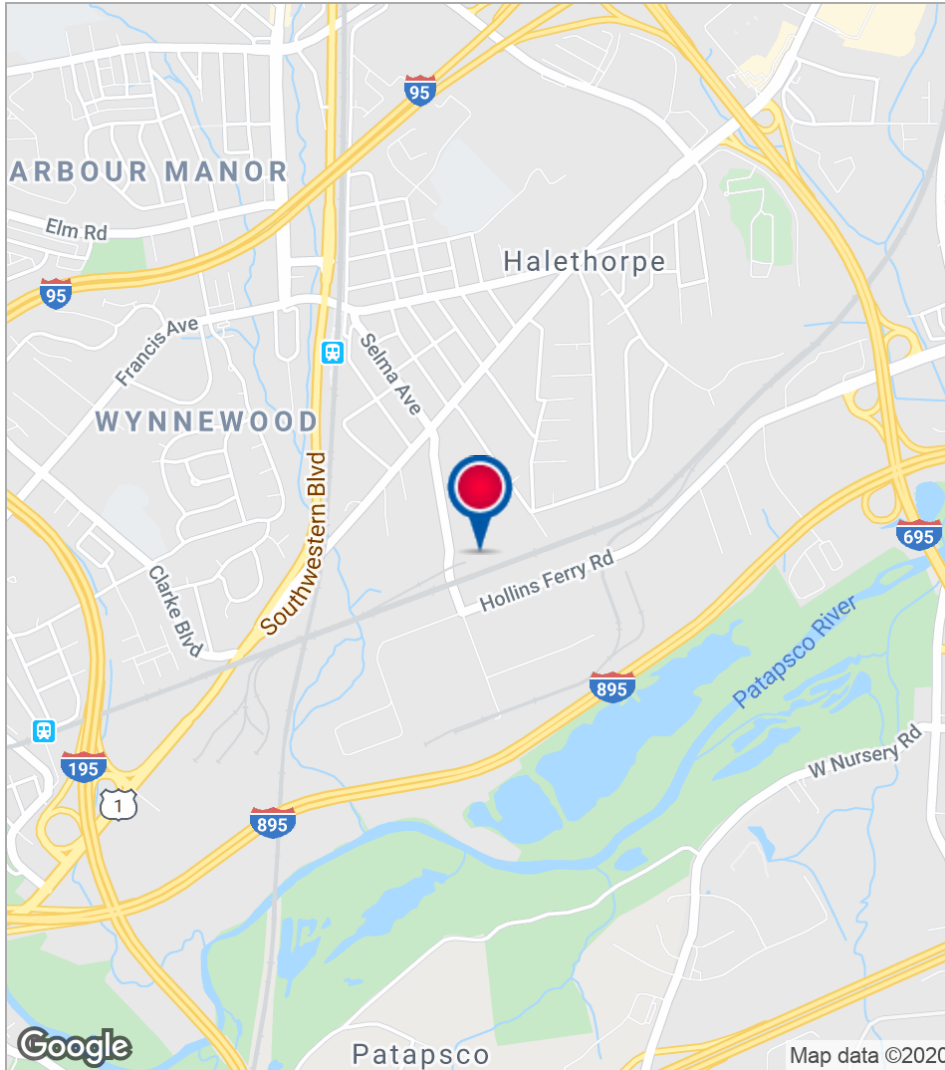
MANUFACTURING / DISTRIBUTION CENTER WITH OUTDOOR AREA

1954 HALETHORPE FARMS ROAD



TROUT DANIEL & ASSOCIATES

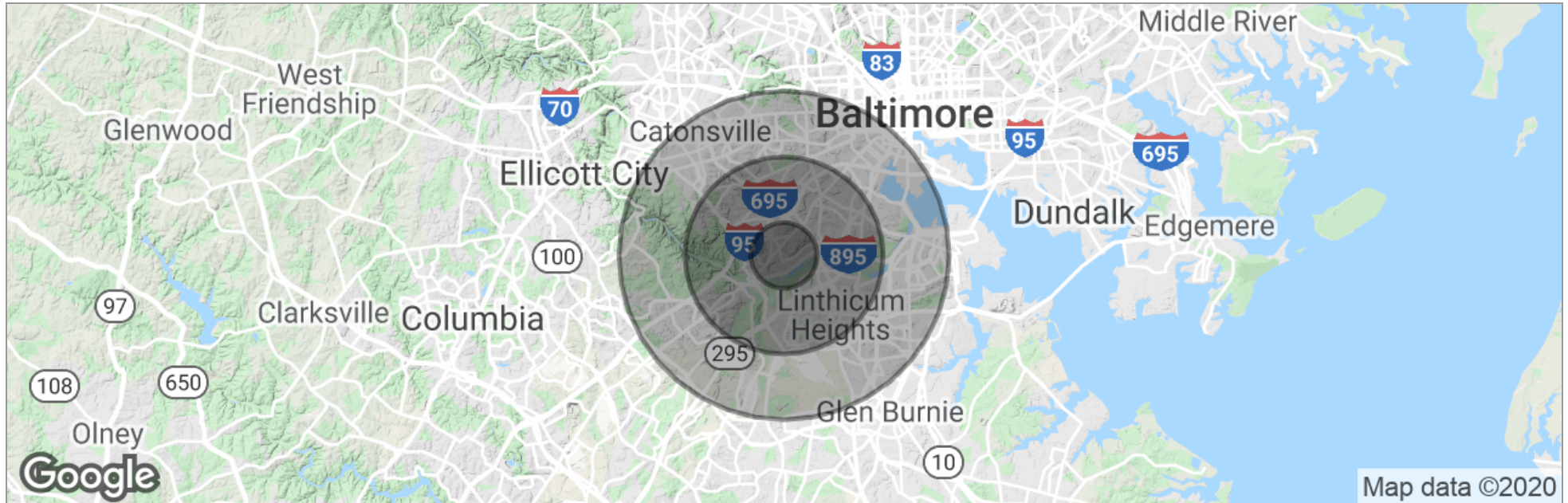
Location Maps



Jared Engel
443.921.9342
jengel@troutdaniel.com

Steven L. Cornblatt
443.921.9331
scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.



	1 Mile	3 Miles	5 Miles
Total Population	3,429	72,994	252,488
Population Density (Pop/Sq.Mi.)	1,091	2,582	3,215
Median Age	35.4	36.8	36.5
Median Age (Male)	36.4	36.1	35.3
Median Age (Female)	34.0	37.4	37.8
Total Households	1,225	26,920	92,650
# of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$73,798	\$65,057	\$61,757
Average House Value	\$278,309	\$261,326	\$262,547

* Demographic data derived from 2010 US Census

Jared Engel
 443.921.9342
 jengel@troutdaniel.com

Steven L. Cornblatt
 443.921.9331
 scornblatt@troutdaniel.com

The information contained in this marketing brochure has been obtained from sources we believe to be reliable; however, Trout Daniel & Associates LLC has not verified, and will not verify any of the information contained herein, nor has Trout Daniel & Associates LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. An agent indicated by an asterisk (*) has a direct or indirect ownership interest in this property.



1954 HALETHORPE FARMS ROAD

CENTRALLY LOCATED MANUFACTURING / DISTRIBUTION CENTER WITH OUTDOOR AREA

PROPERTY ADDRESS: 1954 Halethorpe Farms Road, Halethorpe, Maryland 21227

BUILDING SIZE: (+/-) 704,646 Square Feet

AVAILABLE SPACE: Suite 200: (+/-) 64,519 Square Feet
Suite 300: (+/-) 369,193 Square Feet
Suite 400: (+/-) 27,121 Square Feet
Suite 500: (+/-) 38,610 Square Feet

Suites 300 to 500 can be combined for up to 434,924 SF

DATE AVAILABLE: Immediately

LEASE TYPE: Triple Net

LEASE TERM: Negotiable

LEASE RATE: \$4.50 per square foot

ACREAGE: 32.19 Acres

ZONING: ML-IM

LOADING: Oversized Drive-In Doors
Dock High Loading

CLEAR HEIGHT: 28' to 32'

COLUMN SPACING: 100'

CONSTRUCTION: Masonry brick, block, and metal.

TENANT IMPROVEMENTS: Negotiable; proposed on a case by case basis

RENT ESCALATIONS: Negotiable

ELECTRIC: 3-Phase Heavy Electric

HEAT: Electric suspended space heaters & electric forced hot air

UTILITIES: Gas, Electric, Public Water and Sewer

SPRINKLER: Wet

PROPERTY FEATURES: 1954 Halethorpe Farms Road is centrally located in Halethorpe, Maryland in the "Corridor" between Baltimore and Washington, DC. The property is comprised of 32.19 acres of industrial zoned (ML-IM) land and is improved by several adjoining buildings totaling 704,646 square feet. The property offers Tenants 28-32' clear ceiling heights and 100' column spacing throughout the structure. Additionally, the property features twenty-five, 5-25 ton, ceiling mounted cranes, as well as a CSX rail spur that directly connects to the building.

LEASING AGENTS: Steven L. Cornblatt
(443) 921.9331 (direct)
scornblatt@troutdaniel.com

Jared R. Engel
(443) 921.9342 (direct)
jengel@troutdaniel.com

BUY • SELL • LEASE • ADVISE

410-435-4004 • troutdaniel.com • 30 E. Padonia Road, Suite 504, Timonium MD 21093