



CLARION PARTNERS

For Lease  
**CBRE**

Southside Logistics Center  
4501 Curtis Avenue  
Baltimore, MD

Development Project  
Building 1- Q2 2022 Delivery



## OVERVIEW

Southside Logistics Center is a best-in-class distribution park located just minutes from I-895.

The park is 483,000 SF in two Class A buildings and includes an additional trailer lot with 121 trailer spaces:

- **Building 1: 294,400 SF under construction**
- **Building 2: 188,600 SF under construction**
- **Building 3: 97,750 SF Build to Suit option**

Building 1 leads the market with unique features including 36 ft clear height, all concrete truck courts, 1:4,500 dock door counts and exceptional trailer storage.

The park developer is Clarion Partners, one of the nation's premier institutional real estate investment managers. Clarion Partners is active throughout the United States and Europe and has a significant and long-standing presence in the Baltimore area market.



CLARION PARTNERS

[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact

**CBRE**

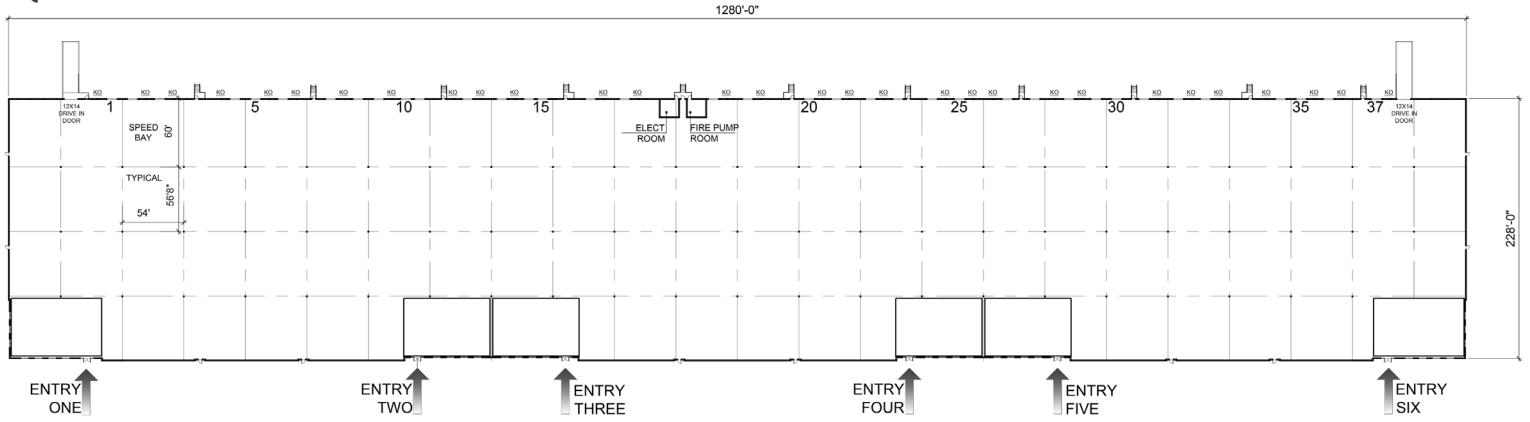
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### BUILDING 1- 4501 CURTIS AVENUE Q2 2022 DELIVERY



**Square Feet:** 294,000

**Auto Parking:** 252 spaces

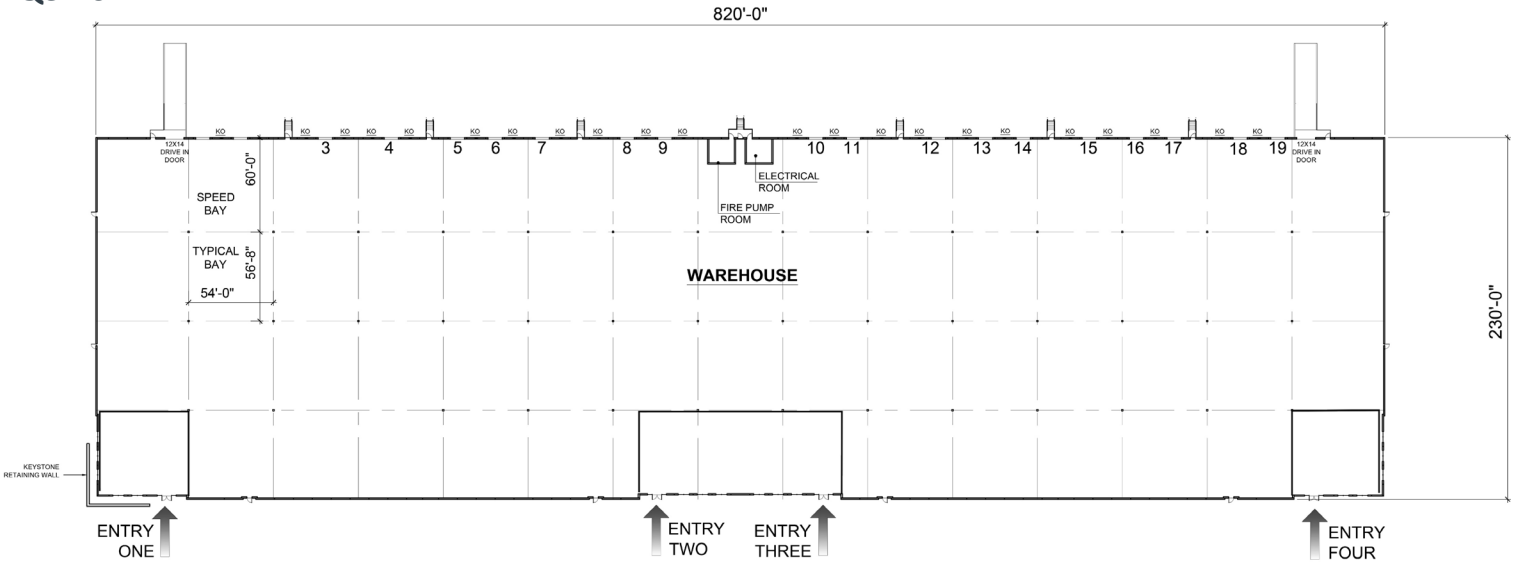
**Dock Doors** Sixty-seven (67) 9'x10' equipped with 40,000 lb pit levelers and seals

**Trailer Parking:** 107 spaces

**Overhead Doors:** Two (2) 12'x14" motorized roll up doors

**Electrical Service:** 480/277 3-phase; 2000 amp service

### BUILDING 2- 4601 CURTIS AVENUE Q3 2022 DELIVERY



**Square Feet:** 188,600

**Auto Parking:** 168 spaces

**Dock Doors** Forty-one (41) 9'x10' equipped with 40,000 lb pit levelers and seals

**Trailer Parking:** 70 spaces

**Overhead Doors:** Two (2) 12'x14" motorized roll up doors

**Electrical Service:** 480/277 3-phase; 1600 amp service



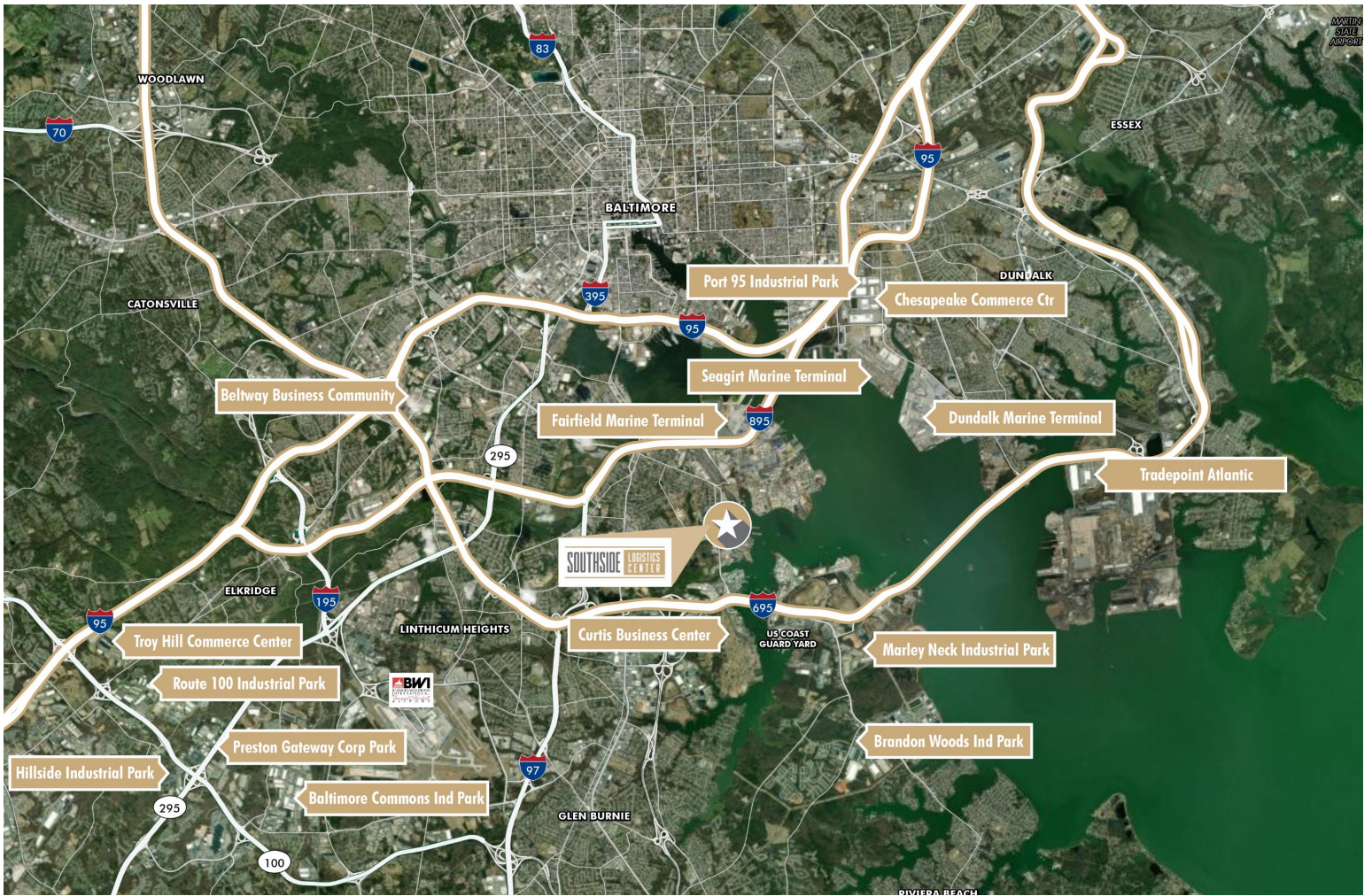
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## Southside Logistics Center



<b>Bay Sizes:</b>	Typical – 54' x 56'8" 60' speed bays
<b>Clear Height:</b>	36'
<b>Truck Court:</b>	130' with 60' concrete dolly pad
<b>Exterior Walls:</b>	Tilt panel concrete wall panels
<b>Slab Construction:</b>	7" unreinforced; 4,000 psi concrete
<b>Roofing:</b>	TPO roof with R-30 insulation
<b>Fire Protection:</b>	ESFR
<b>Lighting:</b>	LED fixtures on motion sensors
<b>Office:</b>	3,000 SF





### LOCATION HIGHLIGHTS

- 1.9 miles to I-95, 3 miles to I-695 and 10.5 miles to I-95
- 9.5 miles to BWI Airport
- Proximity to the Port of Baltimore; 6 miles to Fairfield Marine Terminal
- Located in Enterprise Zone and Opportunity Zone
- Strong local workforce
- Bus stop located adjacent to the project on Curtis Avenue

