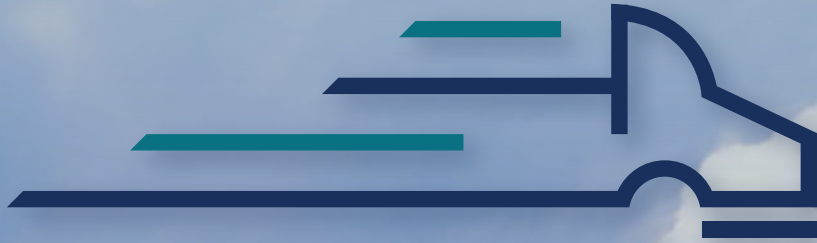


250 Acre Premier Logistics Park in the heart of the Baltimore-Washington Corridor



MARYLAND 95

AT DORSEY RUN

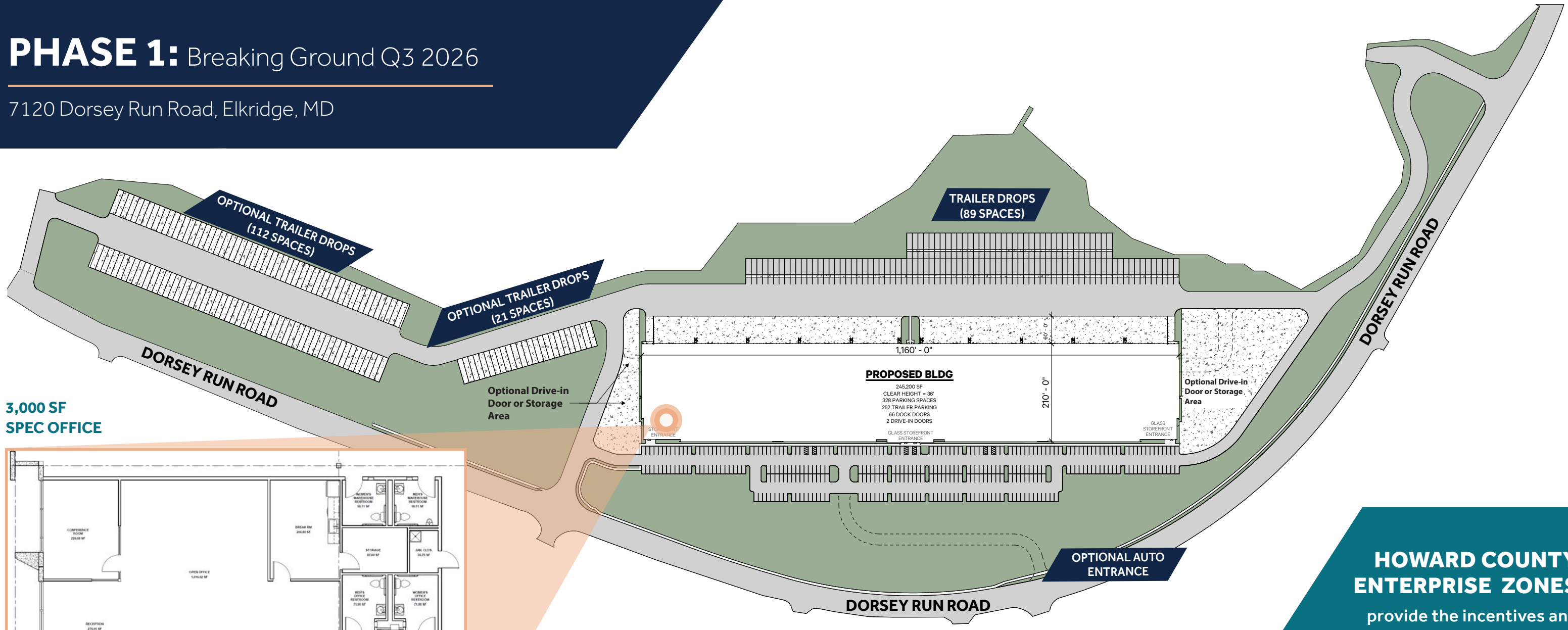


CBRE

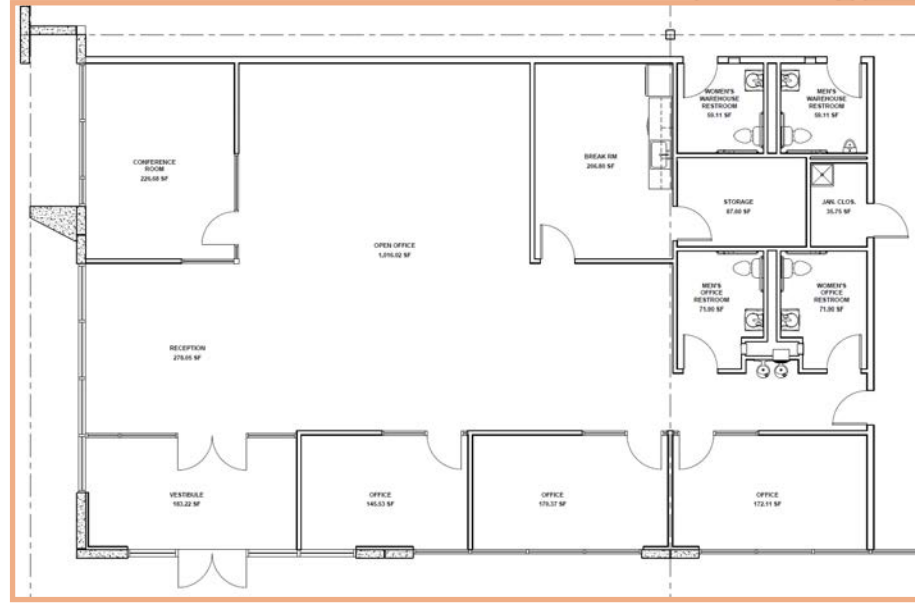
Benefit from **Enterprise Zone** incentives
Flexible Site Configurations up to **1M+ SF** with Trailer Storage

PHASE 1: Breaking Ground Q3 2026

7120 Dorsey Run Road, Elkridge, MD



3,000 SF
SPEC OFFICE



AVAILABLE SPACE	245,200 RSF
SPEC OFFICE	3,000 SF
CLEAR HEIGHT	36'
DOCKS	66 (9'W x 10'H) 22 with 40,000 lb Mechanical Levelers Includes 1/3 of dock positions receiving levelers, shelters, z-guards, and bumpers
DRIVE-IN DOORS	2 (14'W x 16'H) Includes knock-outs for future

TRAILER DROPS	89 (expandable up to +232)
CAR PARKING	328, with optional dedicated entry to Dorsey Run Rd
POWER	4,000 Amps, 480v 3-Phase
SPRINKLERS	ESFR (K22.4)
TRUCK COURT DEPTH	185'-240'
COLUMN SPACING	56'W x 50'D (60'D Speed Bay)
LIGHTING	30 FC LED (on Motion Sensors)
FLOOR / SLAB	7" Slab / 4,000 PSI
ROOF	60 mil TPO, 15 Year Warranty R-30 Insulation

HOWARD COUNTY ENTERPRISE ZONES

provide the incentives and environment for businesses to innovate, expand, and achieve their fullest potential.

Significant property tax credits

Benefit from up to 10-years of property tax savings, starting at 80% for the first five years.

Foster economic growth and job creation

Grow teams and take advantage of state income tax benefits for every new full-time employee (\$1,000 per hire).

Enhanced tax credits for specific hires

Realize further savings (up to \$6,000 over 3 years) for hiring those who are economically disadvantaged.

Pro-Business Local Administration

Streamlined local administration and pre-coordination with Howard County Economic Development to align construction timing and occupancy with incentive activation.

OVERALL PARK PLAN

Future Phases Flexible for BTS

TO I-95 N / BALTIMORE
ROUTE 100 (5 MINUTES)
BWI AIRPORT (15 MINUTES)
ROUTE 97/301 (22 MINUTES)

175

1

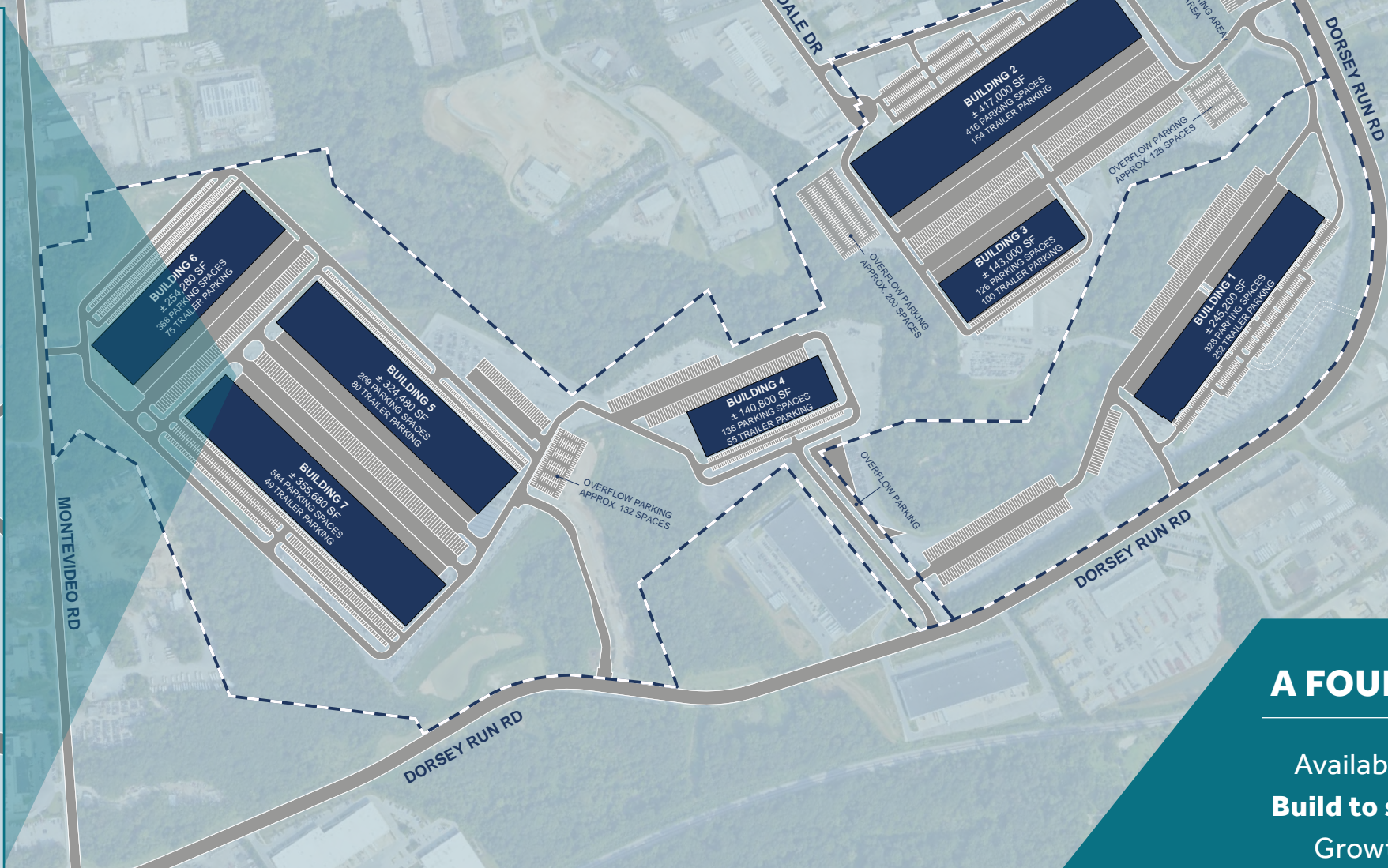
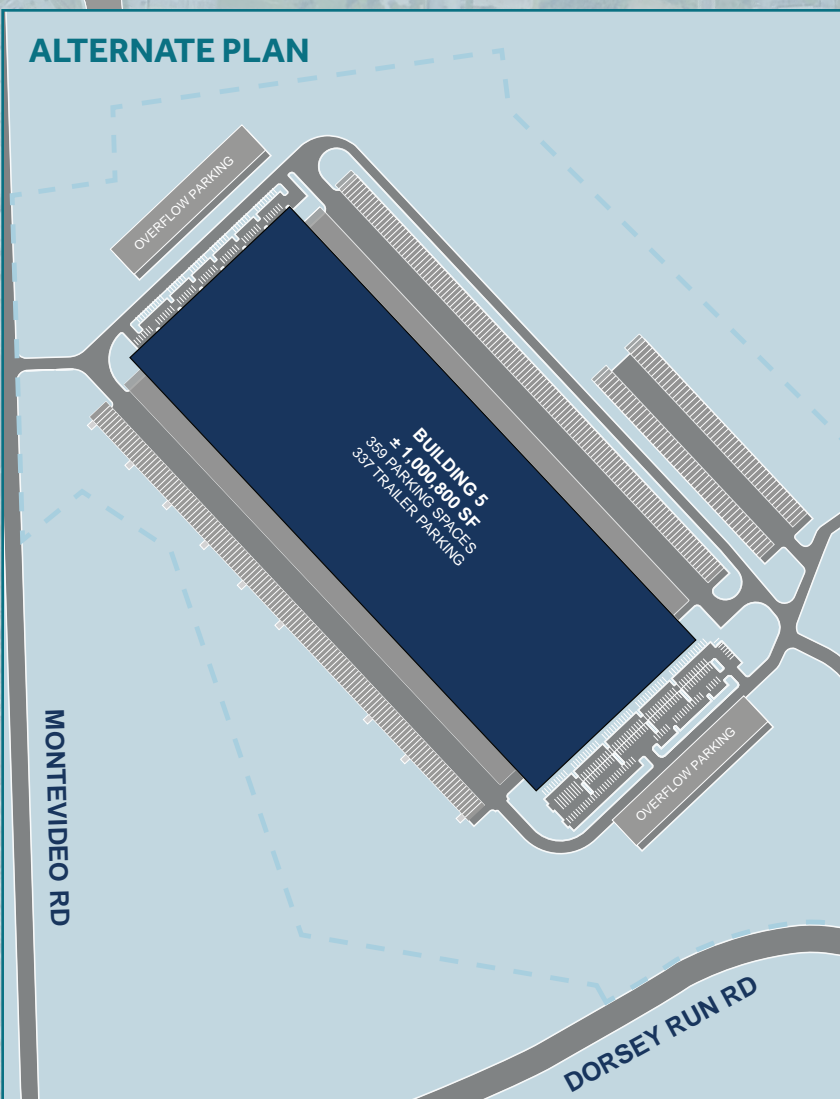
TO I-95 S
WASHINGTON DC

1

100

100

ALTERNATE PLAN

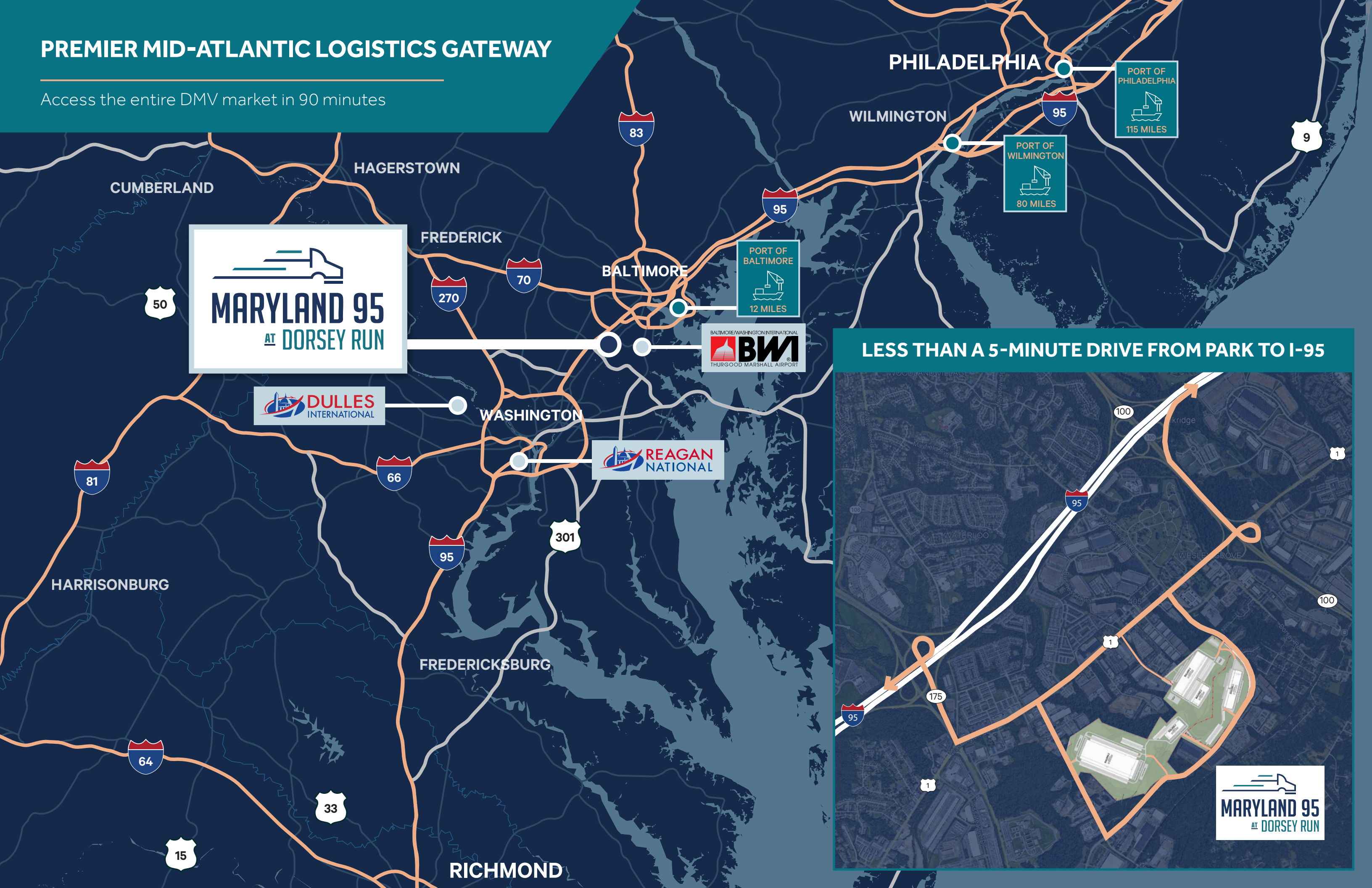


A FOUNDATION FOR SUCCESS

Availabilities up to **1 million** square feet
Build to suit to match your requirements
Growth **opportunities** within the park

PREMIER MID-ATLANTIC LOGISTICS GATEWAY

Access the entire DMV market in 90 minutes




MARYLAND 95
AT DORSEY RUN


DULLES
INTERNATIONAL


REAGAN
NATIONAL

BALTIMORE/WASHINGTON INTERNATIONAL

THURGOOD MARSHALL AIRPORT

PORT OF BALTIMORE

12 MILES

PORT OF WILMINGTON

80 MILES

PORT OF PHILADELPHIA

115 MILES

LESS THAN A 5-MINUTE DRIVE FROM PARK TO I-95





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