

610 CHELSEA ROAD

FOR LEASE

±571,762 SF

Divisible



Baltimore-DC
Harford/Cecil County

610 Chelsea Road
Aberdeen, MD 21001



OVERVIEW

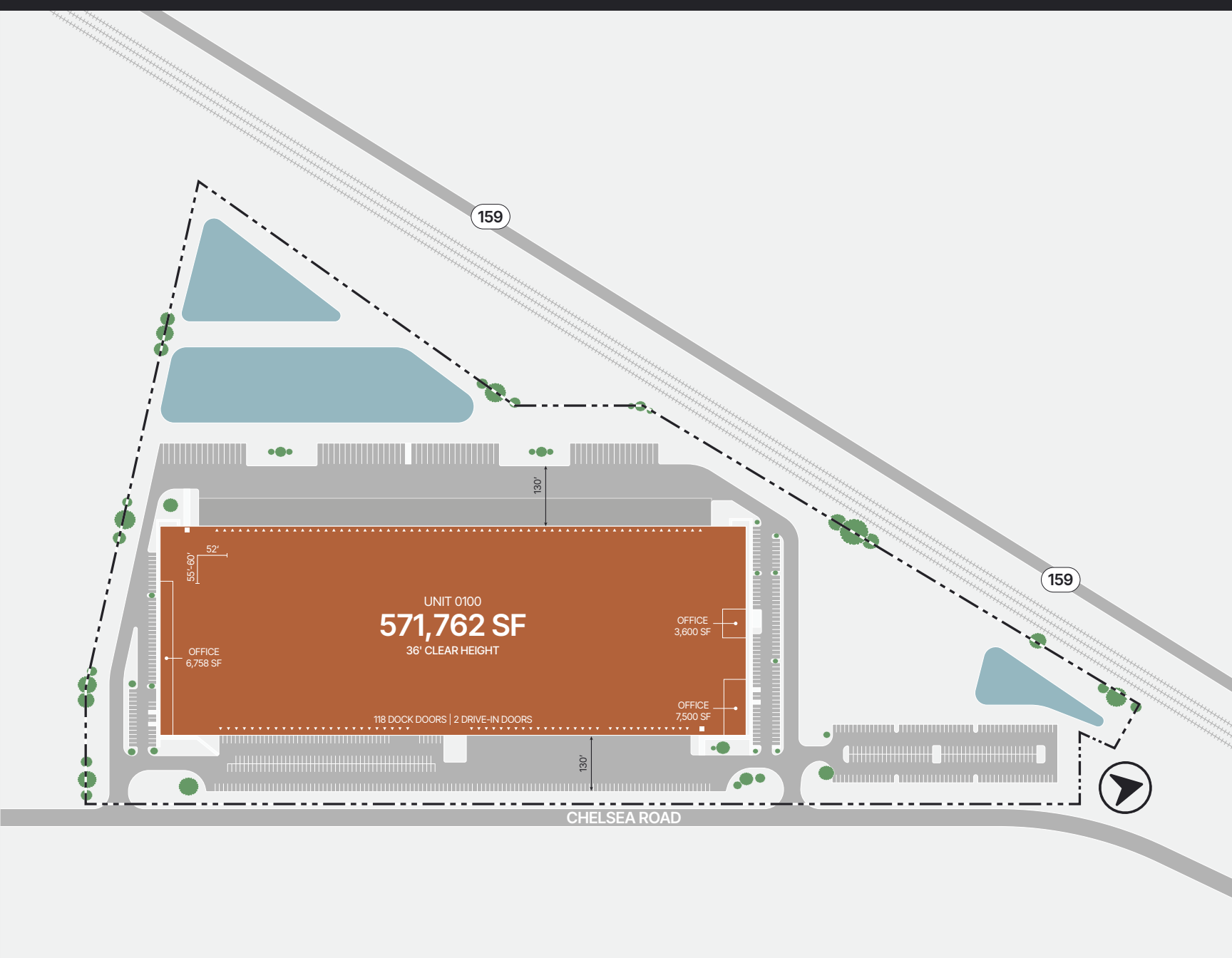
610 Chelsea Road
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PROPERTY SPECIFICATIONS

Available SF	±571,762 SF Divisible
Office SF	3,600 SF / 7,500 SF / 6,785 SF
Site	±48.43 Acres
Column Spacing	52'w x 55'd Typical 52'w x 60'd Staging Bay
Trailer Parking	64 Stalls (Expandable to 140 Stalls)
Building dimensions	1,270' x 450'
Floor	7" Concrete
Power	4,000 AMP@ 277/480V 3P
HVAC	Gas Fired, Cambridge Units
Zoning	GI (General Industrial)
Roof Construction	TPO 60 mil/mechanically attached roof
Clear Height	36'
Dock Doors	118 (9' x 10')
Drive-In Doors	2 (12' x 19')
LED Lighting	Yes
Auto Parking	565
Truck Court Depth	130'



159

159

UNIT 0100
571,762 SF
36' CLEAR HEIGHT

OFFICE
6,758 SF

OFFICE
3,600 SF

OFFICE
7,500 SF

118 DOCK DOORS | 2 DRIVE-IN DOORS

55'-60"
52'

130'

130'

CHELSEA ROAD







Economic Incentives: Real estate tax credit and job creation tax credits through the Aberdeen/Havre de Grace Enterprise Zone.



Premier Location: Superior access to two full interchanges at I-95 and overnight access to 1/3 of the nation's purchasing income and 90 million people.



Workforce Availability: Concentration in logistics, warehousing, and manufacturing industries. Competitive wage rates.

LOCAL ACCESS



INDEPENDENT CAN COMPANY

COTY

**I-95/EXIT 80
5.8 MILES**

NATIONAL GYPSUM

SEPHORA



**ROUTE 40
2.8 MILES**

THE CLOROX COMPANY

SEPHORA

BOB'S FURNITURE

ELECTROLUX

RITE AID PHARMACY

FRITO LAY

UPS



FANATICS

OLD PHILADELPHIA RD



AMAZON



C&S WHOLESALE GROCERS

THE CONTAINER STORE



WEBSTRAURANT STORE

WAYFAIR



WAVE

NORTHEASTERN SUPPLY

GORDON FOOD SERVICE

PRIME SOURCE

RITE AID PHARMACY



AVIATION ARMS RD



CHELSEA RD

REGIONAL ACCESS

I-95/EXIT 80
5.8 MILES

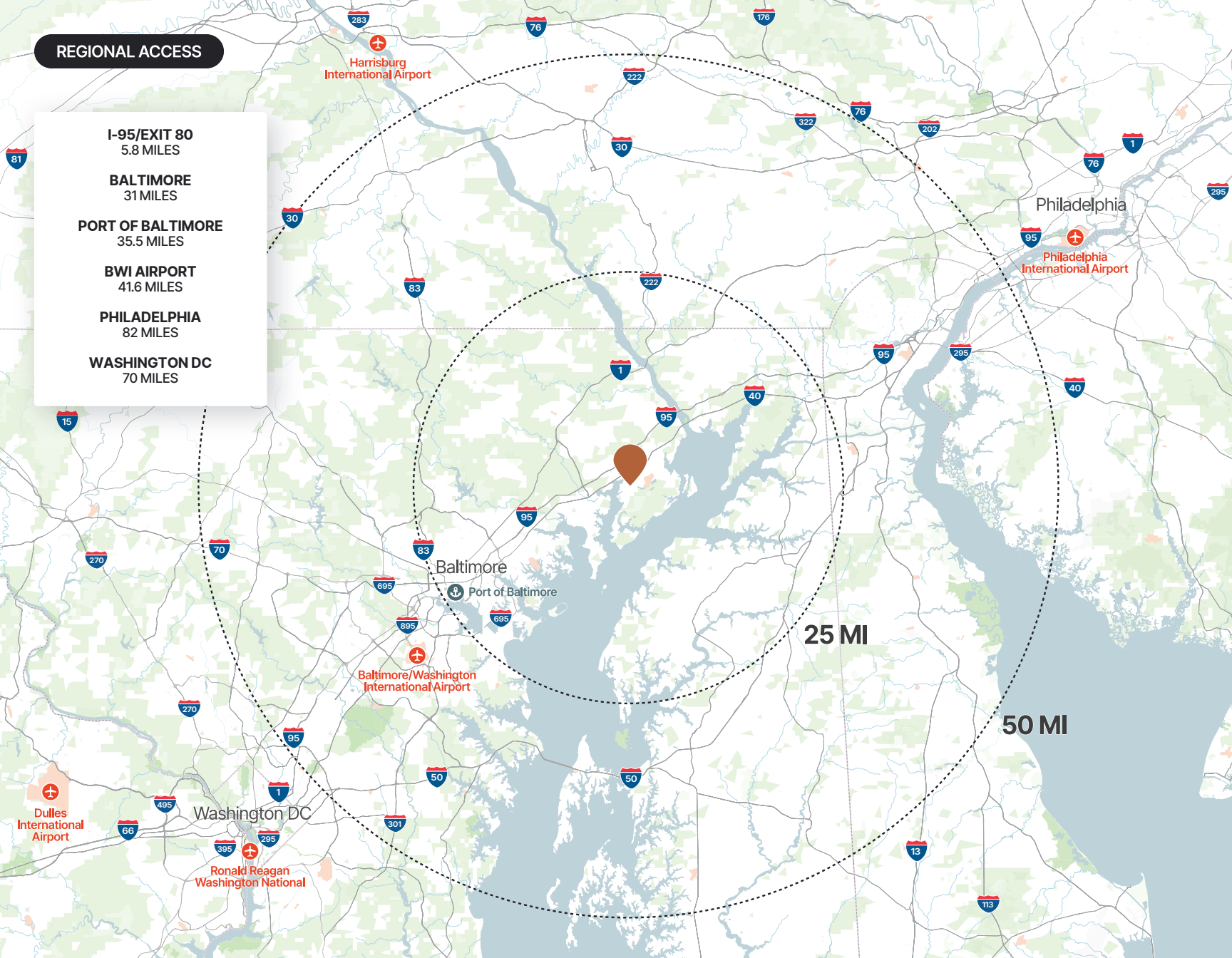
BALTIMORE
31 MILES

PORT OF BALTIMORE
35.5 MILES

BWI AIRPORT
41.6 MILES

PHILADELPHIA
82 MILES

WASHINGTON DC
70 MILES



25 MI

50 MI

Harrisburg
International Airport

Philadelphia
Philadelphia
International Airport

Baltimore
Port of Baltimore

Baltimore/Washington
International Airport

Dulles
International
Airport

Washington DC
Ronald Reagan
Washington National

CONTACT INFORMATION



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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.