

\$5.95/NNN



For Lease

426,300 SF
Divisible to 66,300 SF

1954 Halethorpe Farms Rd
Halethorpe, Maryland 21227

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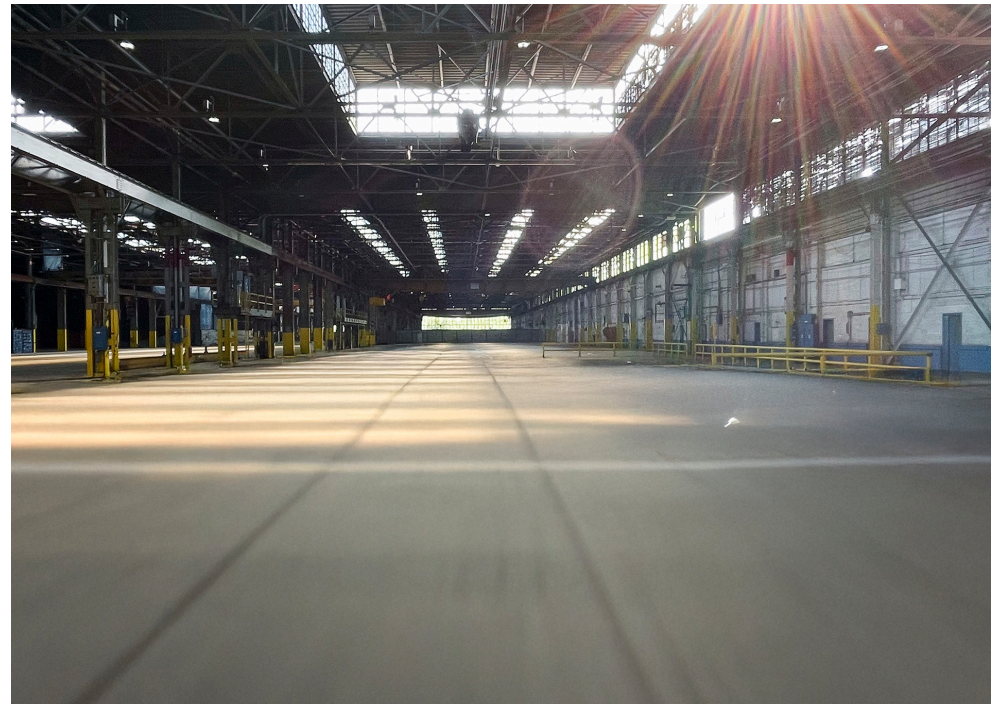
Owned by



Waterfall

Building Features

- Total 426,300 SF Available
 - 360,000 SF industrial with 7,500 SF office
 - 66,300 SF industrial with 1 acre of paved, fenced yard
- 15± Loading Dock Positions
- 2± Drive-ins
- 40' x 100' Column Spacing
- 28' - 32' Clear
- Crane-Served
- Multiple 5-25 Ton Cranes
- Heavy Power
- Wet Sprinkler
- ML-IM Zoning
- Multiple Areas of Outside Storage
- Excellent Access to Major Roads and Highways, including I-95, I-695, I-895 & I-195

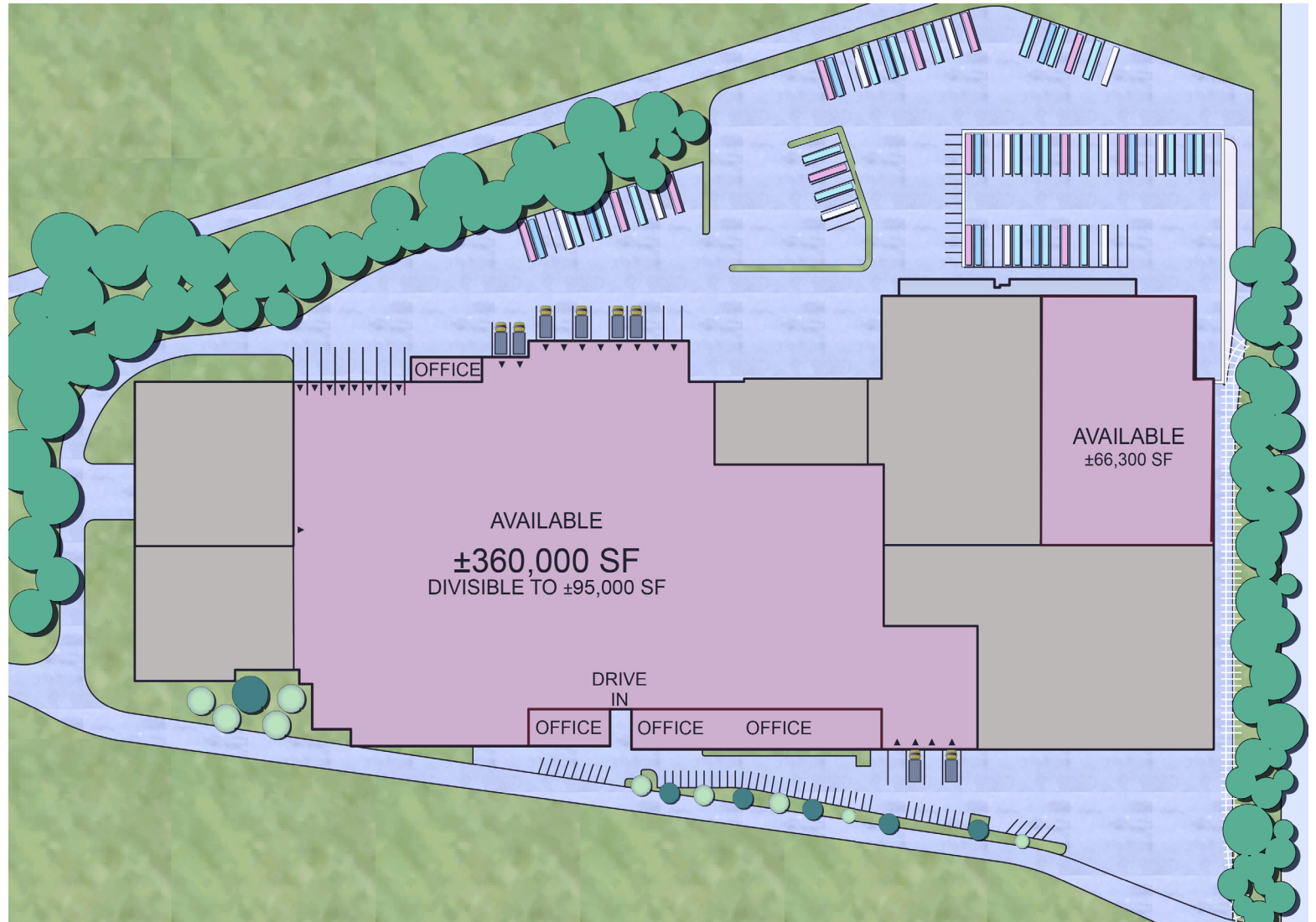


Site Plan

Available 426,300 SF

360,000 SF (Divisible)

66,300 SF



Aerial View

The 360,000 SF suite includes 7,500 sf of Office space, and Dock and Drive-in Loading. The 66,300 sf space includes 1 acre of paved, fenced outdoor yard space.



Property Access

1954 Halethorpe Farms Rd is centrally located along the Baltimore-Washington I-95 corridor just a 12 minute drive to Baltimore Washington International Airport, and 14 minutes to the Port of Baltimore. It also features a CSX rail spur that directly connects to the building with transloading services offered to tenants.



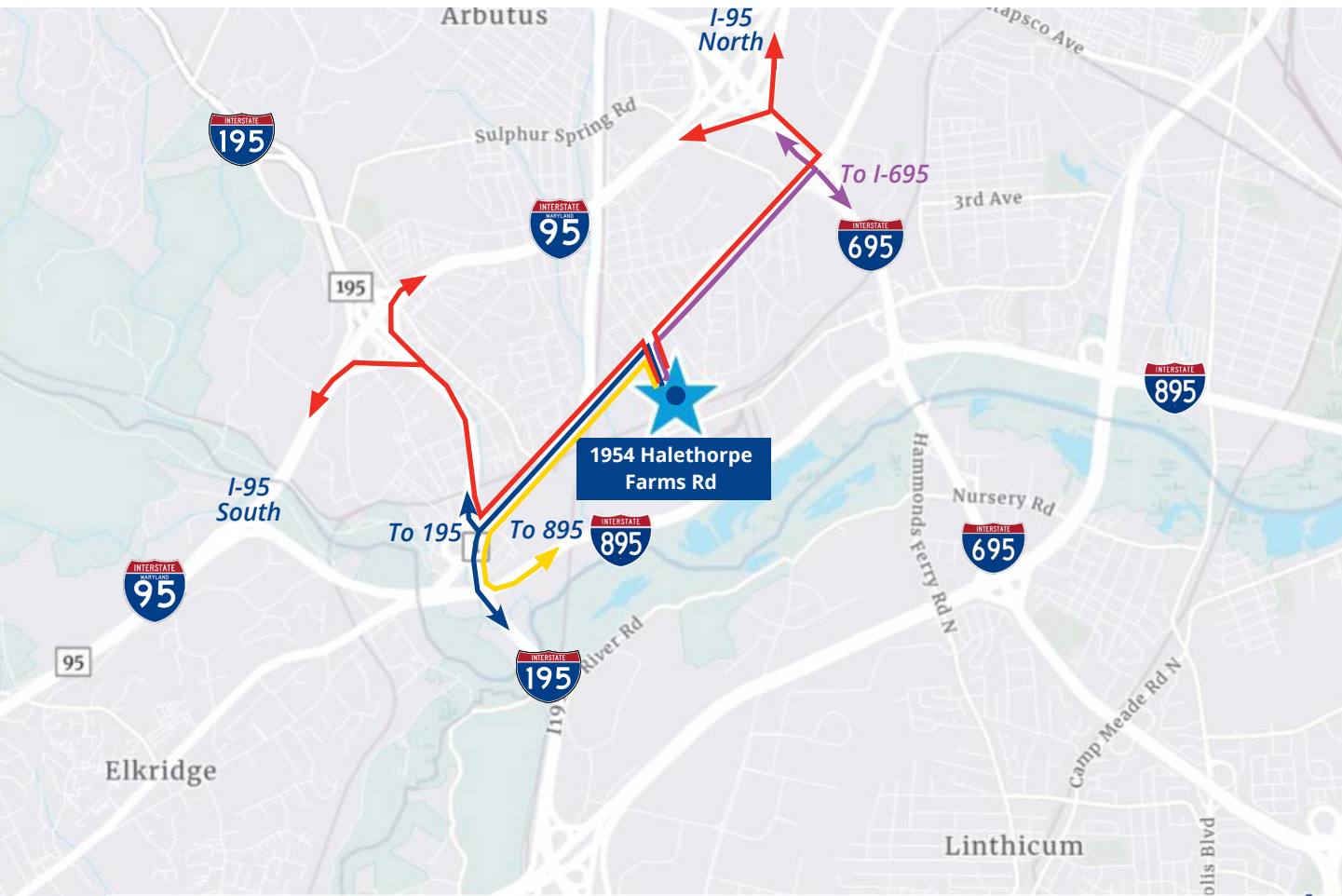
I-695 1.5 mile
I-95 3 mile



BWI Airport
5 miles



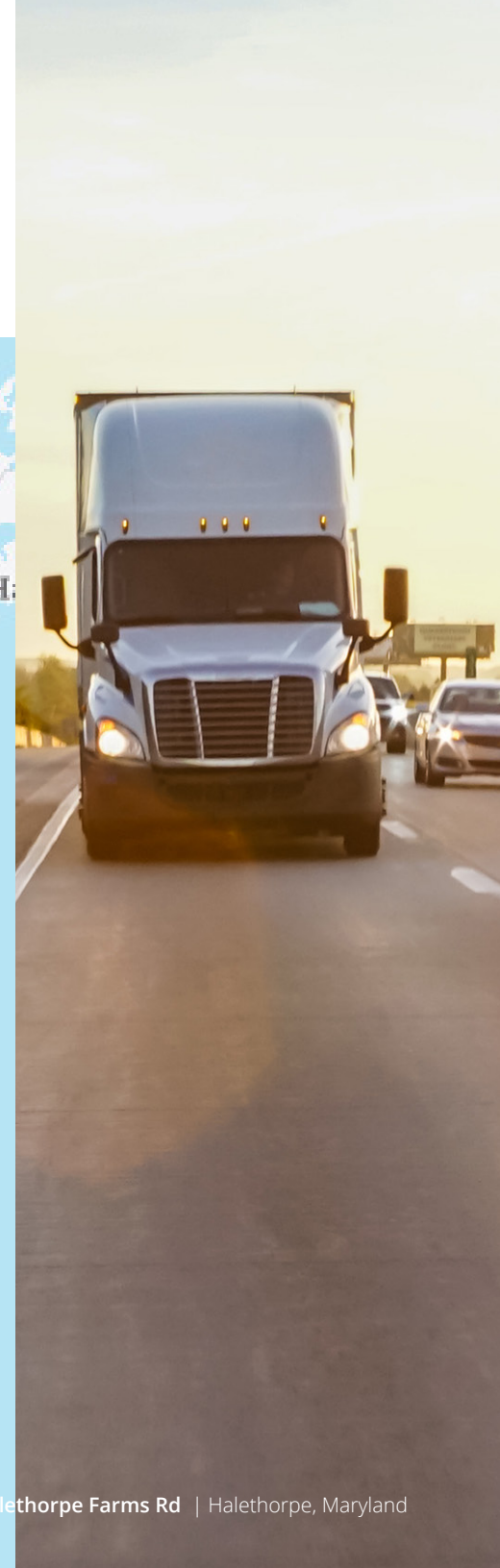
Port of Baltimore
7 miles

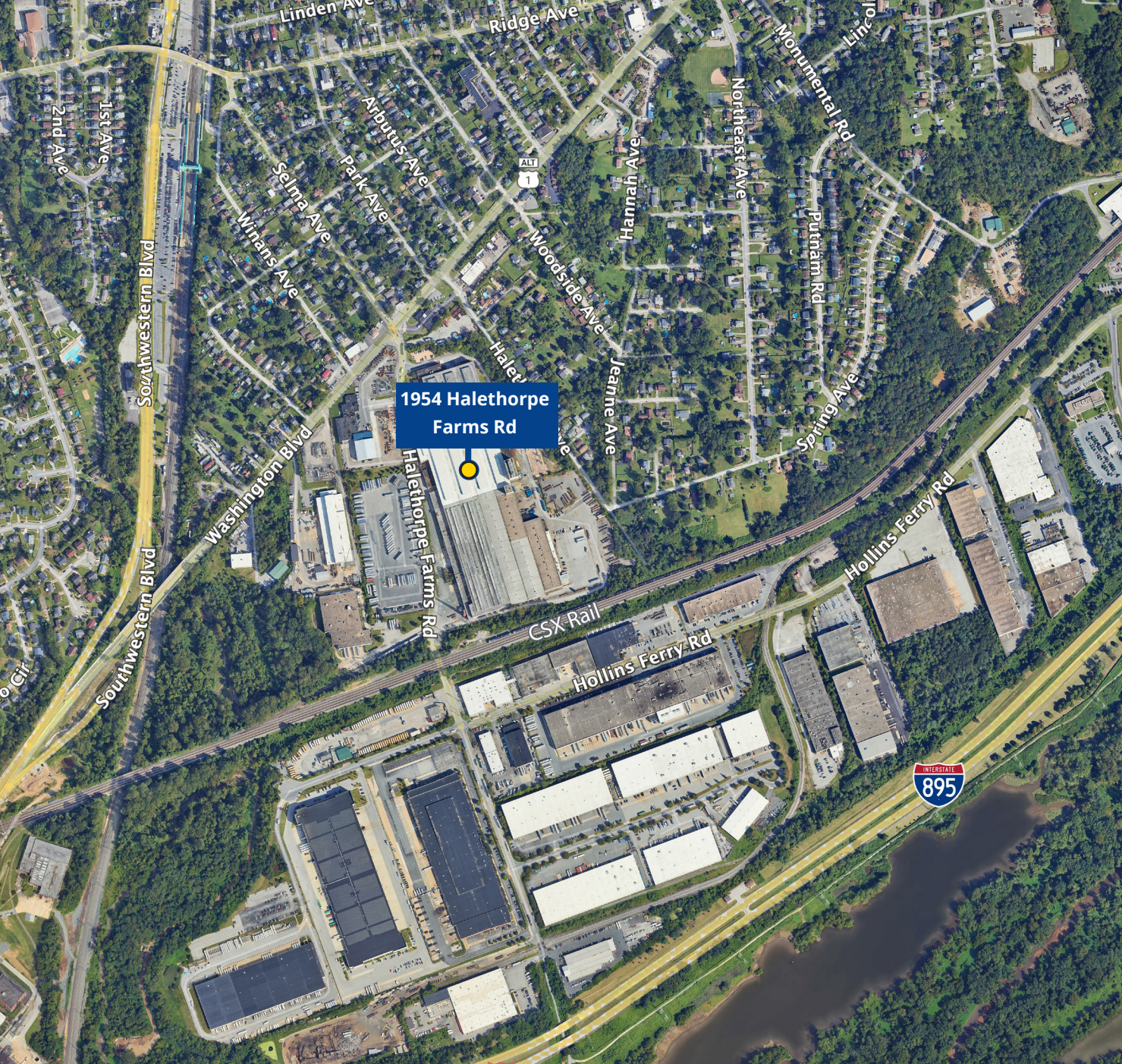


Distance Rings

approximate distances

Port of Baltimore	7 miles	Columbus, OH	400 miles
Washington, DC	35 miles	Toronto, CA	560 miles
Port of Virginia	105 miles	Cincinnati, OH	510 miles
Philadelphia, PA	110 miles	Atlanta, GA	700 miles
New York City, NY	195 miles	Jacksonville, FL	740 miles





1954 Halethorpe
Farms Rd

Owned
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