

Park/Building Name Address City, State	RBA Land Area Occupancy Year Built Property Type	Min Divisible Max Contig Office Avail Warehouse Avail Total Avail	Space Type Avg Rent/SF/yr Sale Info Expenses	Drive Ins Power Sprinklers Rail / Cranes Construct. Status	Column Spacing Docks (I/E) Ceiling Height Parking	Leasing Company Representative Sublet Company Contacts Submarket
601 E 27th St Baltimore, MD 21218	79,000 SF 2.46 AC - 1954 Class C Manufacturing	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.21/sf	2 - 10'0"w x 12'0"h 200a/240v 3p None CSX/None Existing	- 5 ext 14'0"-18'0" 15 free Surface Spaces are available	- - Baltimore Midtown Ind
Attractive visible exterior building with potential signage available; adequate parking and loading facilities; M-2-2 zoning permits wide array of uses; easy access to I-83; located close to shopping center.						
515 Stockholm St Baltimore, MD 21223	30,000 SF 0.89 AC - 1955 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.05/sf	- - Yes Yes/None Existing	- None 20'0" 40 free Surface Spaces are available; Ratio of 1.33/1,000 SF	- - Baltimore SW Ind
Property Description: Warehouse/Distribution						
Mid-City Industrial Park 1915-1921 Annapolis Rd Baltimore, MD 21230	160,886 SF 6 AC Vacant 1972 Class C Warehouse	20,000 SF 104,000 SF - 104,000 SF 104,000 SF	Direct \$3.75 Not For Sale 2009 Tax @ \$0.61/sf	- 400a 3p Wet CSX/None Existing	40'w x 50'd 17 ext 18'0" 95 free Surface Spaces are available; Ratio of 0.59/1,000 SF	Hearn Burkley Brian Siegel (443) 297-9023 David A. Dannenfelser (443) 297-9034 Baltimore SW Ind
Very clean, attractive facility. Ideally located off I-95 at Russell Street exit, and off Baltimore-Washington Parkway at Wenburn or Waterview exit. Well-built building with fenced-in loading area. Well suited for user/investor. Possible CSX rail spur available.						
1900 Benhill Ave Baltimore, MD 21226	14,000 SF 0.69 AC - 1940 Class C Manufacturing	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.72/sf	1 200a/240v 3p None CSX/None Existing	- 1 ext 18'0" 12 Surface Spaces are available; Ratio of 0.86/1,000 SF	TriAlliance Commercial RE Services, LLC Christopher C. Smith (410) 472-3510 x108 Baltimore SE Ind
McLean Contracting Yard 2001 Benhill Ave Baltimore, MD 21226	37,900 SF 13.79 AC - 1971 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	1 - - CSX/Yes/5 tons Existing	- None 20'0" Free Surface Spaces; Ratio of 3.00/1,000 SF	McLean Contracting Company Baltimore SE Ind
This property consists of four industrial buildings totaling 37,900 square feet of warehouse space and a fenced and mostly paved 13.79 acre industrial yard with 1,150 square feet of bulkhead with						

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14 to 18 feet water depth, 600 feet to Curtis Bay channel.						
1200 Bernard Dr Baltimore, MD 21223	48,843 SF 3 AC - 1960 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.78/sf	1 - 10'0"w x 12'0"h - Wet CSX/None Existing	- None 18'0"-26'0" 50 Surface Spaces are available	- - Baltimore SW Ind
Former food processing with freezer/cooler space including an 8,705 SF refrigerated addition completed in 1993-94.						
3400 E Biddle St Baltimore, MD 21213	157,352 SF 7.29 AC - 1920, Renov 1992 Class B Manufacturing	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.40/sf	- 6451a/277-480v 3p Wet CSX/None Existing	20'w x 30'd 13 ext 14'0"-28'0" 60 free Surface Spaces are available; Ratio of 0.38/1,000 SF	CB Richard Ellis John G. Skoglin, SIOR (410) 244-3132 Baltimore NE Ind
157,352 SF industrial building located in an Enterprise Zone.						
3501 E Biddle St Baltimore, MD 21213	450,000 SF 43 AC - 1925 Class C Manufacturing	- 0 SF - - -	- - Not For Sale -	- Heavy - CSX/None Existing	- 9 ext 20'0"-40'0" 20 free Surface Spaces are available	CB Richard Ellis Toby M. Mink (410) 244-3171 Baltimore NE Ind
The complex has been developed in phases over the last +/- 80 years (Since the 1920's). The newest addition of +/- 43,000sf was constructed in 1988.						
4201 Boston St Baltimore, MD 21224	1,232 SF - - 1983 Class C Industrial	- 0 SF - - -	- - Not For Sale -	- - - Yes/None Existing	- None - 5 free Surface Spaces are available	- - Baltimore SE Ind
Enterprise Zone						
Hopkins Transportation: Charter Svc 1401 Braddish Ave Baltimore, MD 21216	44,900 SF 5.37 AC - 1967, Renov 1985 Class C Industrial	- 0 SF - - -	- - Not For Sale 2004 Est Tax @ \$0.40/sf	4 - None CSX/None Existing	- 5 ext 17'0"-20'0" Free Surface Spaces	- - Baltimore NW Ind
10/95: Building sold to Hopkins Transportation for \$350,000 in a sale brokered by Industrial Realty Company. The seller was Wimpey Minerals/Baltimore Asphalt Paving.						
5.27 acres of fenced and paved lot, 4 above ground petroleum tanks with 84,000 gallon capacity. Taxes: \$7,500. Property consists of 6 buildings:						

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5.37 acres of fenced and paved lot. 4 above-ground petroleum tanks with 84,000 gallon capacity. Taxes: \$7,500; Property consists of 6 buildings: Bldg 1 - 14,800 sf of office space Bldg 2 - 3,700 sf of warehouse space Bldg 3 - 1,700 sf of warehouse space Bldg 4 - 7,700 sf of warehouse space Bldg 5 - 15,000 sf of warehouse space Bldg 6 - 2,000 sf of warehouse space						
Chesapeake Commerce Center, D-1 Broening Hwy @ Beckley St. Baltimore, MD 21224	58,000 SF 14.60 AC TBD - Class A Warehouse	58,000 SF 58,000 SF - 58,000 SF 58,000 SF	New Negotiable Not For Sale -	- - - CSX/None Proposed	- None - -	CB Richard Ellis Toby M. Mink (410) 244-3171 Justin Mohler (410) 244-3116 William M. Pellington (410) 244-3137 Adam C. Weidner (410) 244-3197 John F. Wilhide (410) 244-3146 Baltimore SE Ind
Chesapeake Commerce Center, D-2 Broening Hwy @ Beckley St. Baltimore, MD 21224	80,000 SF 14.60 AC TBD - Class A Warehouse	80,000 SF 80,000 SF - 80,000 SF 80,000 SF	New Negotiable Not For Sale -	- - - CSX/None Proposed	- None - -	CB Richard Ellis Toby M. Mink (410) 244-3171 Justin Mohler (410) 244-3116 William M. Pellington (410) 244-3137 Adam C. Weidner (410) 244-3197 John F. Wilhide (410) 244-3146 Baltimore SE Ind
Point Breeze Business Ctr, Warehouse Bldg 2200 2200 Broening Hwy Baltimore, MD 21224	666,800 SF 17.51 AC - 1956, Renov 1988 Class A Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.74/sf	4 - 10'0"w x 12'0"h Heavy Wet Conrail/None Existing	40'w x 60'd 9 int/26 ext 18'0" 50 free Surface Spaces are available; Ratio of 6.00/1.000 SF	CB Richard Ellis William M. Pellington (410) 244-3137 Baltimore SE Ind
2200 Broening Highway consists of 2 buildings. Maritime Center I - 110,344 square feet of office. Warehouse Building 2200 - 532,515 square feet of warehouse.						
Point Breeze Business Ctr, Warehouse Bldg 2300 2300 Broening Hwy Baltimore, MD 21224	162,925 SF 19.80 AC 30 Days 1959, Renov 1986 Class A Warehouse	54,312 SF 162,925 SF - 162,925 SF 162,925 SF	Sublet \$4.75/nnn Not For Sale 2009 Tax @ \$0.87/sf	2 Heavy Wet Canton Railroad/None Existing	60'w x 40'd 23 ext 22'0"-26'0" Free Surface Spaces	- - Blue & Obrecht Realty, LLC D. Middleton Smith (443) 330-4807 Richard F. Blue, Jr., SIOR (443) 330-4801 Paul F. Obrecht III (410) 561-5568 x2 Baltimore SE Ind

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Property also has a 125' truck court with drop area for 45 trailers. Building contains 14,320 sf mezzanine space.						
Point Breeze Business Ctr, Bldg 2500 2500 Broening Hwy Baltimore, MD 21224	523,984 SF 22.10 AC 60 Days 1949, Renov 1986 Class A Warehouse	119,597 SF 119,597 SF - 119,597 SF 119,597 SF	Sublet \$4.10/nnn Not For Sale -	16 - Wet Canton Railroad/None Existing	100'w x 33'd 32 ext 21'0"-34'0" Free Surface Spaces; Ratio of 6.00/1,000 SF	- - Cushman & Wakefield, Inc. Robert L. Millhauser, SIOR (410) 685-9599 Baltimore SE Ind
Foreign trade zone status. On-site day care, cafeteria, fitness center, property management						
Point Breeze Business Ctr, Whse Bldg 2500/Annex 2500 Broening Hwy Baltimore, MD 21224	28,835 SF 22.10 AC - 1949, Renov 1986 Class B Warehouse	- 0 SF - - -	- - Not For Sale -	10 277-480v Wet Conrail/None Existing	31'w x 25-41'd 15 ext 18'0" Free Surface Spaces; Ratio of 6.00/1,000 SF	CB Richard Ellis William M. Pellington (410) 244-3137 Baltimore SE Ind
Canton Industrial Park 7656 Canton Center Dr Baltimore, MD 21222	81,365 SF 3.81 AC - 1970 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2008 Tax @ \$0.32/sf	- - Dry Yes/None Existing	- 16 ext 27'0" 30 free Surface Spaces are available	NAI KLN James V. Caronna (443) 632-2070 Baltimore County East Ind
<ul style="list-style-type: none"> • Rail possible • 3.7 miles to the Port of Baltimore • Minutes to I-95 						
C. C. Murphy 600 S Caton Ave Baltimore, MD 21229	18,900 SF 1.04 AC - 1950 Class C Manufacturing	- 0 SF - - -	- - Not For Sale -	3 - 18'0"w x 16'0"h 480a/600v 3p None Yes/None Existing	- 4 int/1 ext 16'0"-18'0" 10 free Surface Spaces are available	Crystal Windows Real Estate, LLC Baltimore SW Ind
Well located minutes from I-95 and I-695 in southwest Baltimore City, this building has reinforced concrete slab floors, fluorescent lighting, a built-up tar roof for the warehouse area, and an 8-year old single ply roof for the office area. There is the potential for adding an additional loading dock. The fenced yard area is approximately .5 acres.						
700 S Caton Ave Baltimore, MD 21229	80,000 SF 6.46 AC - - Class B Industrial	- 0 SF - - -	- - For Sale at \$995,000 (\$12.44/SF) - Active -	- - None Conrail/None Proposed	- None - Free Surface Spaces	- - Baltimore SW Ind
5/96: 6.457 acres of land sold to Stock Corporation for \$625,000 in a deal brokered by the seller, P.F. Obrecht & Son. The buyer will use the land for outside storage and will not be building a building.						

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1501 Cherry Hill Rd Baltimore, MD 21225	12,000 SF 0.59 AC - 1955 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	- - None CSX/None Existing	- 2 ext 18'6" Free Surface Spaces	Alec Hajimihalas Baltimore SW Ind
1515 Cherry Hill Rd Baltimore, MD 21225	15,400 SF 0.88 AC - 1957, Renov 1972 Class C Manufacturing	- 0 SF - - -	- - Not For Sale -	1 - None CSX/None Existing	- 2 ext 10'0"-14'0" Free Surface Spaces; Ratio of 2,000/1,000 SF	CB Richard Ellis William M. Pellington (410) 244-3137 Baltimore SW Ind
<p>2/96: Creative Imagination leased 15,400 sf in a deal brokered by CB Commercial.</p> <ul style="list-style-type: none"> * Building has three sections: a 9,400 sf production area, a 5,000 sf storage area and a 1,000 sf garage. * All public utilities * 1 & 3 phase electric power * Formerly a printing facility * Excellent access to BWI Pkwy & I-95 * 10 minutes from downtown and 500 feet from a light rail stop * Bus lines #28, #29, and #51 stop right at the front door * Parking available for 20 cars. * Building plan is available. * Production area is air conditioned and has gas fired heat. * Property taxes = \$5767.90. 						
1301 Chesapeake Ave Baltimore, MD 21226	192,172 SF 20.80 AC - 2004 Class A Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$1.09/sf	2 - 10'0"w x 15'0"h Heavy ESFR CSX/None Existing	50'w x 50'd None 28'0" 100 free Surface Spaces are available	CB Richard Ellis John F. Wilhide (410) 244-3146 Baltimore SE Ind
Building also will feature EPDM roof with 20 year warranty.						

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1901 Chesapeake Ave Baltimore, MD 21226	19,000 SF 23 AC 30 Days 1968 Class C Industrial	19,000 SF 19,000 SF - 19,000 SF 19,000 SF	Direct Negotiable Not For Sale -	1 - - CSX/ Existing	- 3 ext 14'0"-26'0" -	Cassidy Turley Bob Oare (410) 953-6684 K. Alan Orman (410) 953-6682 Michael L. Bosica (410) 953-6688 Jarred Testa (410) 953-6683 Baltimore SE Ind
2901 Childs St Baltimore, MD 21226	51,925 SF 42.12 AC - 1987 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$4.01/sf	3 - Wet CSX/None Existing	- 1 ext 20'0"-40'0" Free Surface Spaces	Hobelmann Port Services, Inc. Baltimore SE Ind
Harris Heller Terminal 4501 Curtis Ave Baltimore, MD 21226	460,000 SF 27.16 AC 30 Days 1943 Class C Warehouse	20,000 SF 200,000 SF - 200,000 SF 200,000 SF	Direct \$3.50 Not For Sale 2009 Tax @ \$0.33/sf	23 - 8'0"w x 12'0"h 800-1000a Dry CSX/6/10-20 tons Existing	30'w x 40'd 7 ext 30'0"-40'0" 100 free Surface Spaces are available	CB Richard Ellis William M. Pellington (410) 244-3137 Justin Mohler (410) 244-3116 Adam C. Weidner (410) 244-3197 Toby M. Mink (410) 244-3171 Baltimore SE Ind
3901 Dillon St Baltimore, MD 21224	215,694 SF 4.23 AC Negotiable 1942 Class C Warehouse	15,000 SF 100,000 SF - 100,000 SF 100,000 SF	Direct Negotiable Not For Sale 2009 Tax @ \$0.22/sf	4 - 12'0"w x 14'0"h - Wet Norfolk Southern/None Existing	- 19 ext 20'0"-24'0" 60 free Surface Spaces are available	Overflo Warehouse, LLC Barbara T. Tice (410) 646-5201 Baltimore SE Ind
3701 Duncanwood Ln Baltimore, MD 21213	200,000 SF 12.86 AC - 1959 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.37/sf	4 - 10'0"w x 12'0"h 1200a/480v 3p Wet CSX/None Existing	60'w x 40'd 14 ext 20'10" 20 free Surface Spaces are available	Platt Development Group Teresa Beckner (410) 825-0000 Baltimore NE Ind
Fully renovated - new metal halide lighting - new parking lot - 3.5 acre fenced lot for trailer storage. Tax benefit: Enterprise Zone. Heavy water, gas and electric. Large truck storage lot.						

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2201 Eagle St Baltimore, MD 21223	90,000 SF 2.51 AC Vacant 1957, Renov 1990 Class C Warehouse	10,000 SF 13,000 SF - 34,000 SF 34,000 SF	Direct \$2.60 Not For Sale 2009 Tax @ \$0.14/sf; 2009 Ops @ \$0.86/sf	3 - 10'0"w x 12'0"h 800a None CSX/None Existing	- 11 ext 16'0"-24'0" 15 free Surface Spaces are available	Gold and Company, LLC Mitch Gold (410) 578-1300 x1 Jim Chivers (410) 578-1300 x2 Baltimore SW Ind
<p>8/98: Nostalgia, Inc. leased 13,000 sf from SRG Properties #6, LLC. Glenn Goldberg of SRG Properties represented the landlord and John Cross of Nostalgia represented themselves.</p> <p>10/97: International Book Bank leased 32,000 sf from SRG Properties #6, LLC. Bill Martien and Joseph Andranian, both of IRC Real Estate Services, represented the tenant and the landlord.</p> <p>12/96: Building was sold at auction for \$525,000 to SRG Properties #6, LLC. Representing the seller, Standard Alco, was The Carey Winston Company's David McClatchy. Michael Fox Auctioneers represented the buyer.</p>						
415-419 S Eden St Baltimore, MD 21231	2,600 SF 0.08 AC - 1910 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	1 - 12'0"w x 18'0"h - None Yes/None Existing	- None 18'0"-20'0" 10 Surface Spaces are available; Ratio of 3.03/1,000 SF	- - Baltimore SE Ind
<p>Commercial garage/warehouse with a 3-story townhouse. Major growth area. Former auto repair shop.</p>						
8104 Edgewater Ave Baltimore, MD 21237	17,960 SF 3.08 AC - 1957 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2008 Tax @ \$0.35/sf	2 - None Yes/- Existing	- 1 ext 14'0" 30 free Surface Spaces are available; Ratio of 3.12/1,000 SF	8104 Blue Devill, LLC Baltimore County East Ind
1901 Edison Hwy Baltimore, MD 21213	5,400 SF 1.77 AC - - Class C Service	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.79/sf	6 110v None CSX/None Existing	- 2 ext 10'0"-12'0" Free Surface Spaces	- - Baltimore NE Ind
<p>Ideal for contractor/yard space, ample parking serves the property, 5 drive-in doors, 1 dock door, dimensions 8' by 9'. Transportation service: MTA</p>						

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4309-4401 Erdman Ave Baltimore, MD 21213	343,600 SF 11.50 AC 60 Days 1920, Renov 1963 Class B Warehouse	20,000 SF 68,000 SF - 68,000 SF / 4,000 ofc 68,000 SF	Direct Negotiable Not For Sale 2009 Tax @ \$0.19/sf	4 - 10'0"w x 12'0"h - Wet CSX/None Existing	25'w x 25'd 8 ext 15'6"-16'0" 20 free Surface Spaces are available	NAI KLNB Michael P. Moran (443) 574-1402 Baltimore NE Ind
This property consists of 2 buildings: a 28,000 sf retail building and a 315,600 sf warehouse building. The warehouse features 580 linear feet of rail siding, 121 linear feet of covered receiving dock, and 400 linear feet of interior shipping dock. The buildings, although on differing elevations, are connected by an elevator.						
Bentley World Packaging 6301 Erdman Ave Baltimore, MD 21205	77,000 SF 2.75 AC - 1957 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.50/sf	4 - 10'0"w x 12'0"h Heavy None CSX/5/5-15 tons Existing	- 4 ext 24'6"-26'0" 50 free Surface Spaces are available; Ratio of 0.50/1,000 SF	- - Baltimore SE Ind
Maritank 3445 Fairfield Rd Baltimore, MD 21226	31,236 SF 20.65 AC - 1955 Class C Chemical/Oil Refinery	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$2.96/sf	- - None Yes/- Existing	- None - 100 Surface Spaces are available	- - Baltimore SE Ind
<p>PARKING: Composition Open(Tandem) Covered(Tandem) Total Condition Gravel/Dirt: 65(0) 0(0) 65 Average Asphalt: 100(0) 0(0) 100 Average</p> <p>Property Description: CHEMICAL/OIL REFINERY</p> <p>Property Use Description: Chemical/Oil Refinery</p>						
4600 E Fayette St Baltimore, MD 21224	5,000 SF 8.44 AC Vacant 1920 Class C Warehouse	1,000 SF 1,000 SF - 1,000 SF 1,000 SF	Direct Negotiable For Sale at \$2,300,000 (\$460.00/SF) - Active -	2 - 10'0"w x 12'0"h - Dry Conrail/None Existing	- None 11'8" 15 free Surface Spaces are available	NAI The Michael Companies, Inc. John Friend (301) 918-2914 Baltimore SE Ind
Site is 8.5 acres. This property has a small brick office, scale house, silt pits, a shop, and a dry storage facility. Ideal use for a contractors yard, concrete company, or asphalt company.						

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Phillips Foods, Bldg 1 1215 E Fort Ave Baltimore, MD 21230	48,100 SF 9.44 AC - 1921, Renov 2002 Class B Manufacturing	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$7.59/sf	1 Heavy Wet CSX/None Existing	- 17 ext 10'2"-32'9" Free Surface Spaces; Free Covered Spaces; Ratio of 3.50/1,000 SF	Phillips Food, Inc. Baltimore SE Ind
Former Coca-Cola Plant with highly competitive rates and abundant surface and in building parking. Located in enterprise zone with attractive tax credits .6 miles to I-95 and less than 2 miles to Inner Harbor. Vibrant Locust Point location with restaurants, services and shops. Roof space available for antennas and dishes.						
1900 E Fort Ave Baltimore, MD 21230	100,000 SF 7.15 AC - 1892 Class F Industrial	- 0 SF - - -	- - Not For Sale -	- - Dry CSX/None Demolished	- None 12'0" Free Surface Spaces	- Baltimore SE Ind
Building was demolished in fire. Land possible available for lease or sale. Site is adjacent to Locust Point marine terminal.						
Locust Point, Bldg 6 2101 E Fort Ave Baltimore, MD 21230	18,500 SF 11.95 AC - 1970 Class C Manufacturing	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$10.35/sf	1 Heavy Yes CSX/- Existing	- 4 int/6 ext 20'5" Free Surface Spaces	- Baltimore SE Ind
3/99 Erasmus Properties purchased the building in a 8-building package deal for \$245,495 from Southern States Cooperative. John Hamilton and Scott Skogmo of Svatos represented both seller and buyer in the deal.						
<ul style="list-style-type: none"> * Located in Locust Point with great access to I-95, MD Port Authority and Port Covington * Rail served * Neighbors include Domino Sugar, General Ship Repair and A&E International * Office space is air conditioned * Containment area for spillage 						

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Port Liberty Ind Ctr 1850-1870 Frankfurst Ave Baltimore, MD 21226	34,832 SF 16.54 AC - 2001 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$3.49/sf	4 350a/480v 3p - CSX/2/30 tons Existing	60'w x 25'd None 55'0" Free Surface Spaces	- - Baltimore SE Ind
Port Liberty Ind Ctr, Port Liberty Ind Ctr Bldg 1 1870 Frankfurst Ave Baltimore, MD 21226	41,216 SF 2 AC - 1945 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.29/sf	3 2000a None CSX/Yes/100 tons Existing	- None 40'0" 30 free Surface Spaces are available; Ratio of 0.73/1,000 SF	- - Baltimore SE Ind
Building for sale for negotiable price. 6+/- acres of land also available- price to be determined. 2,000 amps of power. Clear span building of 325 ft by 125 ft. Served by cranes; each with two hooks; one 40 ton and one 10 ton; 30 ft under hook. CRX Rail available						
Port Liberty Ind Ctr, Buffalo Tank Building 1900 Frankfurst Ave Baltimore, MD 21226	41,275 SF 3.57 AC Negotiable 1945, Renov 1989 Class C Warehouse	41,275 SF 41,275 SF - 41,275 SF 41,275 SF	Direct \$3.95/nnn For Sale at \$5,500,000 as part of a portfolio of 2 properties - Active 2009 Tax @ \$1.33/sf	2 - Dry CSX/4/10-40 tons Existing	20-60'w x 20'd 4 ext 30'0" Free Surface Spaces	Trout Daniel & Associates Steven L. Cornblatt (410) 435-4004 x231 Matt Melnick (410) 435-4004 x244 Baltimore SE Ind
40,000 sf @ \$4.95 psf (on 1.5 - 2 acres) - crane bay building with functional 40 ton crane, 34' under hook, heavy electric. 22,000 sf @ 2.50 psf (on 1 - 1.5 acres) - cold, dark storage, short or long term lease on 12.3 acres Land lease @ \$2000 per acre per month - site recently cleaned, all debris removed all leases absolute triple net (tenant(s) responsible for roof and structure)						
2100 Frankfurst Ave Baltimore, MD 21226	68,882 SF 6.02 AC - 2002 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$1.55/sf	- - None CSX/1/5-25 tons Existing	- None 27'0" Free Surface Spaces	- - Baltimore SE Ind
1/95: American Dredging Company sold this building to Louis Ray of BMI Corporation for \$750,000. James Offutt of Casey & Associates brokered the sale. 6.023 acre site, Barge loading, 20' barge depth with 25-ton crane at dock. 1,000-ton marine railway 200' x 44' with interior cranes.						

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Main Bldg 2415 W Franklin St Baltimore, MD 21223	60,100 SF 1.50 AC - 1932 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.16/sf	- Heavy Wet Conrail/None Existing	40'w x 25'd 3 int/2 ext 14'0"-18'0" 27 free Surface Spaces are available	SRG Properties No.6, LLC Glenn Goldberg (410) 792-8278 Baltimore SW Ind
5/99: Gino Jones leased 42,000 sf. The landlord, SRG Properties #6, LLC, was represented in-house.						
10/98: SRG Properties #6, LLC bought the building.						
Located on Route 40, five minutes from Baltimore CBD. Located in the Enterprise Zone. Convenient access to I-95 and I-295. First floor warehouse and office space are air conditioned.						
2601 W Franklin St Baltimore, MD 21223	96,700 SF 2.37 AC - 1914, Renov 1985 Class B Warehouse	- 0 SF - - -	- - Not For Sale -	1 - None Conrail/None Demolished	- None 30'0" Ratio of 1.00/1,000 SF	- - Baltimore SW Ind
This complex consists of one 11,000 sq ft office bldg and three shed-type open sided warehouses, totaling 85,700 sq ft.						
230 N Franklinton Rd Baltimore, MD 21223	180,000 SF 8.70 AC - 1940 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.20/sf	3 - 15'0"w x 13'0"h - None Conrail/None Existing	- 22 ext 14'0" 50 free Surface Spaces are available	H & S Bakery, Inc. George Philippou (410) 276-7254 x3451 Baltimore SW Ind
* Site is 8.695 acres. 1,400 ft of frontage, 730'x12' covered rail platform, and 2,000 KUA electric.						
B&O Railroad 601 S Fulton Ave Baltimore, MD 21223	30,000 SF 1 AC - 1967 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.36/sf	2 - 10'0"w x 12'0"h - Yes Yes/None Existing	- 1 ext 18'0" 15 free Surface Spaces are available	B&O Railroad Baltimore SW Ind
3/99 B&O Railroad purchased the building from an undisclosed seller for \$330,000. Neil Katz, of Corridor Commercial represented both landlord and seller in the deal.						
2121 Grays Rd Baltimore, MD 21222	206,730 SF 11.39 AC - 1990, Renov 2001 Class A Warehouse	- 0 SF - - -	- - For Sale at \$12,000,000 (\$58.05/SF) - Active 2010 Tax @ \$0.39/sf	4 110-480v 3p - Patapsco & Back Rivers/7/1-5 tons -	- 1 ext 30'0"-36'0" 50 Surface Spaces are available	- - Baltimore County East Ind

Park/Building Name Address City, State	RBA Land Area Occupancy Year Built Property Type	Min Divisible Max Contig Office Avail Warehouse Avail Total Avail	Space Type Avg Rent/SF/yr Sale Info Expenses	Drive Ins Power Sprinklers Rail / Cranes Construct. Status	Column Spacing Docks (I/E) Ceiling Height Parking	Leasing Company Representative Sublet Company Contacts Submarket
1303 W Hamburg St Baltimore, MD 21230	135,000 SF 2.48 AC - 1900 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	1 - 10'0"w x 12'0"h - Wet B & O Railway/None Existing	- 9 ext 8'0"-13'0" 20 free Surface Spaces are available	- - Baltimore SW Ind
Site is 2.479 acres. Building is three stories plus small basement.						
Hertz 3027 Hamilton Baltimore, MD 21214	19,129 SF 0.51 AC - - Class B Service	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.06/sf	6 - 10'0"w x 12'0"h - - Yes/None Existing	- None 16'0" 40 Surface Spaces are available	- - Baltimore NE Ind
<p>* Concrete floor</p> <p>* Built up roof</p> <p>* Heating system: a few hung unit heaters</p> <p>* Air conditioning in office area only</p> <p>* Restrooms: warehouse;one, office;two</p>						
Fargo Rigging 145-155 N Haven St Baltimore, MD 21224	10,533 SF 0.70 AC - 1920 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.99/sf	3 - 10'0"w x 10'0"h - None Yes/None Existing	- 1 ext 18'0"-20'0" 50 free Surface Spaces are available	SP Realty LLC Shannon Patterson (410) 732-2721 Baltimore SE Ind
This property includes three separate buildings on over 30,000 square feet of land. There is great access to major interstate location. The 8 ft. chain link fence combined with the alarm system add extra security. There's an opportunity for redevelopment in this strong growth area. The seller is motivated.						
Bldg A 725 N Haven St Baltimore, MD 21205	10,000 SF 2.38 AC - - Class B Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$3.76/sf	- - Wet Conrail/None Existing	- 5 ext 10'0"-18'0" 15 free Surface Spaces are available	- - Baltimore NE Ind

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Highland Marine Terminal, Bldg 1 1601 S Highland Ave Baltimore, MD 21224	218,572 SF - - 1951 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.45/sf	- - Dry CSX/1/25 tons Existing	50'w x 50'd None 14'0"-30'0" 15 free Surface Spaces are available	Blue & Obrecht Realty, LLC Paul F. Obrecht III (410) 561-5568 x2 Baltimore SE Ind
<p>The building park features roughly 801,000 square feet of RBA over 33 Acres, including outside storage and a 2.7 acre rail yard. This LME approved building park has been designated as both a Foreign Trade Zone (#74) and an empowerment zone. It features a 100,000 lb. truck scale with axleways. There is 24 hour security with video surveillance in addition to the security fence surrounding the property.</p> <p>This building park was Baltimore's first private brownsfield development. The former site American Smelting and Refining Company was redeveloped in 1994 by Obrecht Properties.</p> <p>4/96: Obrecht Real Estate Group LLC Group purchased the 1601-1655 S. Highland Ave. complex for \$5,325,000 from Petroleum Fuel & Terminal Company. Colliers Pinkard represented the seller and Casey & Associates negotiated for the buyer.</p>						
Highland Marine Terminal, Bldg 3 1657 S Highland Ave Baltimore, MD 21224	301,662 SF - - 1924 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.38/sf	2 - 10'0"w x 12'0"h - Dry CSX/None Existing	50'w x 50'd 14 ext 30'0"-41'0" 30 free Surface Spaces are available	Blue & Obrecht Realty, LLC Paul F. Obrecht III (410) 561-5568 x2 Baltimore SE Ind
<p>4/96: Obrecht Real Estate Group LLC Group purchased the 1601-1655 S. Highland Ave. complex from Petroleum Fuel & Terminal Company. Colliers Pinkard represented the seller and Casey & Associates negotiated for the buyer.</p> <p>This property is improved by a complex of heavy industrial, one-story masonry and metal panel buildings which vary in size from 400 sf to 219,051 sf. The total complex is 737,976 sf on 33 acres.</p>						
Chesapeake Commerce Center 5003 Holabird Ave Baltimore, MD 21224	344,470 SF 46.54 AC 60 Days 2008 Class A Warehouse	100,000 SF 161,112 SF - 161,112 SF 161,112 SF	Sublet \$4.50/nnn Not For Sale 2010 Tax @ \$2.55/sf; 2010 Ops @ \$0.82/sf	4 - 12'0"w x 14'0"h 400a/277-480v 3p/4w ESFR CSX/None Existing	40-50'w x 50'd 34 ext 32'0" 206 free Surface Spaces are available	- - Cushman & Wakefield, Inc. Robert L. Millhauser, SIOR (410) 685-9599 Baltimore SE Ind
<p>Docks are expandable to 74.</p> <p>Close proximity to I-95, I-895, Seagirt Marine terminal, and Dundalk Marine terminal</p>						

Park/Building Name Address City, State	RBA Land Area Occupancy Year Built Property Type	Min Divisible Max Contig Office Avail Warehouse Avail Total Avail	Space Type Avg Rent/SF/yr Sale Info Expenses	Drive Ins Power Sprinklers Rail / Cranes Construct. Status	Column Spacing Docks (I/E) Ceiling Height Parking	Leasing Company Representative Sublet Company Contacts Submarket
Chesapeake Commerce Center, B-3 5501 Holabird Ave Baltimore, MD 21224	369,000 SF 52.40 AC TBD - Class A Warehouse	200,000 SF 369,000 SF - 369,000 SF 369,000 SF	New Negotiable Not For Sale -	4 - 14'0"w x 16'0"h 1000a/277-488v 3p/4w ESFR CSX/None Proposed	- 34 ext 32'0" 185 Surface Spaces are available	CB Richard Ellis Toby M. Mink (410) 244-3171 Justin Mohler (410) 244-3116 William M. Pellington (410) 244-3137 Adam C. Weidner (410) 244-3197 John F. Wilhide (410) 244-3146 Baltimore SE Ind
Chesapeake Commerce Center 5901 Holabird Ave Baltimore, MD 21224	117,600 SF 8.03 AC - 2007 Class A Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$7.46/sf	2 - 12'0"w x 14'0"h 200a/277-488v 3p/4w ESFR CSX/None Existing	40'w x 50'd 12 ext 28'0" 110 free Surface Spaces are available; Ratio of 0.93/1,000 SF	CB Richard Ellis William M. Pellington (410) 244-3137 Baltimore SE Ind
This building is registered with the U.S. Green Building Council and is seeking LEED certification.						
In 2008, this building was awarded LEED certification by the U.S. Green Building Council.						
Close proximity to I-95, I-895, Seagirt Marine terminal, and Dundalk Marine terminal						
2200 Hollins Ferry Rd Baltimore, MD 21230	205,129 SF 12.10 AC - 1930 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.43/sf	- - - CSX/None Existing	- 10 ext 11'0"-22'0" 80 free Surface Spaces are available	- - Baltimore SW Ind
Property has a fenced yard, expansion capability; within 1/2 mile to I-95 and Washington Blvd.						
1841-1847 Jackson St Baltimore, MD 21230	16,500 SF 0.48 AC - 1947 Class C Industrial	- 0 SF - - -	- - Not For Sale -	2 - None B & O Railway/None Existing	- None 14'0"-22'0" Free Surface Spaces	Charles E. Kinling Baltimore SE Ind

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Chesapeake Commerce Center, C-2 Keith Ave @ Broening Hwy Baltimore, MD 21224	525,000 SF - TBD - Class A Warehouse	525,000 SF 525,000 SF - 525,000 SF 525,000 SF	New Negotiable Not For Sale -	- - - CSX/None Proposed	- None - -	CB Richard Ellis Toby M. Mink (410) 244-3171 Justin Mohler (410) 244-3116 William M. Pellington (410) 244-3137 Adam C. Weidner (410) 244-3197 John F. Wilhide (410) 244-3146 Baltimore SE Ind
801 N Kresson St Baltimore, MD 21205	90,234 SF 3.60 AC - 1950 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.30/sf	3 - 10'0"w x 12'0"h - None CSX/4/3-10 tons Existing	45-85'w x 50-85'd 4 ext 28'0"-40'0" 50 free Surface Spaces are available; Ratio of 1.00/1.000 SF	Southern Pacific Supply Co., Inc. Baltimore NE Ind
6/93: Building sold to Southern Pacific Supply Inc. for \$665,000. The seller was Metalsource Corporation. Four cranes on-site: (2)ten-ton, (1)five-ton, and (1)three-ton						
South Kresson St Ind Ctr 235 S Kresson St Baltimore, MD 21224	50,000 SF 1.73 AC - 1965, Renov 1997 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.70/sf	2 - 10'0"w x 12'0"h 1600a 3p Wet Yes/None Existing	40'w x 32'd 4 ext 16'0" 50 free Surface Spaces are available	Taubman Properties LLC Lawrence Taubman (410) 821-5700 Baltimore SE Ind
As of 10/05 Building was leased to Summit Chemical Co. Tenant spaces range from 3,600 SF to 20,000 SF. Located 4 blocks from Lombard Street exit off I-895. Rail service is possible at this location. 9/4/97 Bruning Paint, represented by Bill Ryan with Miller Corporate R.E. Services, leased 50,000 sf. Lawrence Taubman represented the owner, Taubman Properties. * Renovated in 1997 * 4,000 sf of office space is air conditioned						
2120 W Lafayette Ave Baltimore, MD 21217	180,500 SF 0.89 AC Vacant 1932 Class C Warehouse	36,100 SF 180,500 SF - 180,500 SF 180,500 SF	Direct Negotiable For Sale - Active -	- - Wet B & O Railway/None Existing	- 30 ext 11'0"-18'0" Free Surface Spaces	Baltimore Development Corporation Phil Croskey (410) 837-9305 Baltimore NW Ind

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Great redevelopment opportunity.						
6508 E Lombard St Baltimore, MD 21224	21,649 SF 16.32 AC - 1981 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	2 - 18'0"w x 14'0"h - - Unknown/None Existing	- Yes - 20 free Surface Spaces are available	- - Baltimore SE Ind
1600 Ludlow St Baltimore, MD 21230	50,978 SF - - - Class B Railroad Yard	- 0 SF - - -	- - Not For Sale -	5 - 12'0"w x 14'0"h - - CSX/None Existing	- Yes - 60 free Surface Spaces are available	- - Baltimore SE Ind
2001 E Mccamas St Baltimore, MD 21230	63,340 SF 36.36 AC - 1990 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	- - - Yes/- Existing	- - - -	- - Baltimore SE Ind
Enterprise Zoned						
Menlo Industrial Park 4126-4134 Menlo Dr Baltimore, MD 21215	34,480 SF 1.58 AC - 1963 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.19/sf	1 - 10'0"w x 12'0"h - Wet CSX/None Existing	- 4 ext 18'0"-20'0" 10 free Surface Spaces are available; Ratio of 1.00/1,000 SF	Gold and Company, LLC Mitch Gold (410) 578-1300 x1 Baltimore NW Ind
3/97 Winkle Hawk leased 10,240 sf at 4124 Menlo. Clara Haines represented the landlord, Ward-Haines, L.P.						
11/95 Italian Gourmet Foods leased 14,400 sf at 4128-34 Menlo. Thomas Haines of Menlo Industrial Park, Inc represented in the transaction						
Ample Parking; close to Jones Falls Expressway and Beltway. Metro station nearby. Dock and drive-in loading. Attractive industrial park.						
Merchant Dr, Merchant Dr 2601-2729 Merchant Dr Baltimore, MD 21230	299,385 SF 18.20 AC 30 Days 1980 Class C Warehouse	27,000 SF 27,000 SF - 27,000 SF / 500 ofc 27,000 SF	Direct Negotiable Not For Sale -	1 2000a/277-480v Wet B & O Railway/None Existing	30'w 41 ext 24'0" -	Merritt Properties, LLC Vince Bagli (410) 298-2600 Ridgely B. Bowman (410) 298-2600 James S. Campbell (410) 298-2600 Stephen W. Shaw (410) 298-2600 Baltimore SW Ind

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2601-2729 Merchant Drive is a 1-story brick and block construction just minutes from the Baltimore Beltway (I-695), expressways (I-95 & B/W Pky), and major arteries serving the Metropolitan area. The complex is served by B&O railway and public transportation. There is ample paved parking.						
Merchant Drive, Merchant Drive 2630-2676 Merchant Dr Baltimore, MD 21230	73,000 SF 4.51 AC 02/2011 1977 Class C Warehouse	6,000 SF 12,000 SF - 30,000 SF / 1,969 ofc 30,000 SF	Direct Negotiable Not For Sale -	2 277-480v - B & O Railway/None Existing	- 4 ext 24'0" -	Merritt Properties, LLC Vince Bagli (410) 298-2600 Ridgely B. Bowman (410) 298-2600 James S. Campbell (410) 298-2600 Stephen W. Shaw (410) 298-2600 Baltimore SW Ind
1300 S Monroe St Baltimore, MD 21230	135,000 SF 6 AC - 1947 Class C Warehouse	- 0 SF - -	- - Not For Sale 2009 Tax @ \$0.33/sf	- - Dry CSX/None Existing	20'w x 40'd 20 ext - 20 free Surface Spaces are available	B. Green & Co. Inc. Benjamin L. Green (410) 539-6134 Baltimore SW Ind
11/97: Cloverland Green Spring Dairy, represented by Mitch Gold of IRC Real Estate Services, leased 18,000 sf. K. Alan Orman and Scott C. Skogmo of Colliers Pinkard represented the landlord, B. Green & Company. Freezer space cools to -10 degrees Fahrenheit. Lot is completely fenced and paved on six acres with two acres of parking. Located one block to I-95 Interchange. Adjacent rail service with CSX-spur disconnected.						
Cold Storage Bldg 1430 S Monroe St Baltimore, MD 21230	48,000 SF 11.45 AC - 1987 Class B Warehouse	- 0 SF - -	- - Not For Sale 2009 Tax @ \$0.98/sf	- 1200a/277-480v 3p Dry CSX/None Existing	- 14 ext 29'0"-31'0" 15 free Surface Spaces are available; Ratio of 2.00/1,000 SF	- - Baltimore SW Ind
Freezer area: 24,000 sf with 2,976 pallet positions; can be used as cooler; has floor heaters; Cooler area: 20,000 sf with 2,048 pallet positions; NOVAR system, microprocessor controlled. The tenant will vacate a portion or the entire building upon the sale. Excellent access and visibility from I-95. Ample paved parking. Building dimensions: 208' x 215'. CSX rail on-site; Dry sprinklered, fully automated building control system; Building is expandable; Exterior trailer power connections are separately metered; Inventory control system is available separately.						
1500 S Monroe St Baltimore, MD 21230	30,000 SF 1.16 AC - 1960 Class C Warehouse	- 0 SF - -	- - Not For Sale -	- - None CSX/None Demolished	- 3 ext - 15 free Surface Spaces are available	- - Baltimore SW Ind

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J.J. Haines Bldg 4800 E Monument St Baltimore, MD 21205	117,600 SF 3.16 AC - 1987 Class B Warehouse	- 0 SF - - -	- - Not For Sale -	1 - 10'0"w x 12'0"h - Wet CSX/None Existing	40'w x 40'd 20 ext 16'0"-27'0" 25 free Surface Spaces are available; Ratio of 3.00/1,000 SF	- - Baltimore NE Ind
This building was built in sections, the earliest being built in 1951, the latest being built in 1981.						
Allied Box Bldg 901-911 N Newkirk St Baltimore, MD 21205	84,750 SF 2.87 AC - 1971 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.35/sf	1 - 10'0"w x 12'0"h Heavy Wet CSX/Yes/5 tons Existing	- 12 ext 12'0"-32'0" 40 free Surface Spaces are available	- - Baltimore NE Ind
7/1/94: Carr Industrial Corp. sold this building to Chemical Specialties Manufacturers for \$999,970.						
Crown Business Center 1200 S Newkirk St Baltimore, MD 21224	285,158 SF 13.56 AC 30 Days 1957 Class C Warehouse	27,000 SF 128,411 SF 27,000 SF 128,411 SF 155,411 SF	Direct & Sublet \$4.75 Not For Sale 2000 Combined Tax/Ops @ \$0.75/sf	2 - 10'0"w x 12'0"h Heavy Wet CSX/1/15 tons Existing	30'w x 50'd 23 ext 22'0"-24'0" 230 free Surface Spaces are available	Blue & Obrecht Realty, LLC Robert L. Millhauser, SIOR (410) 685-9599 Cushman & Wakefield, Inc. Ned Brady (410) 685-9883 Matt A. Laraway (410) 685-9882 Baltimore SE Ind
1/21/99: Obrecht Real Estate Group LLC purchased this property from an undisclosed owner for \$4.25 million. Colliers Pinkard was the sole broker involved in the transaction.						
Parking for 230 cars on site. Near I-95 and I-895 close to Seagirt Dundalk Marine Terminals. Site includes 6.4 acres fenced and paved outside yard area						
Canton Trade Center 4201-4401 O'Donnell St Baltimore, MD 21224	32,969 SF 1.24 AC - 1957, Renov 1987 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.43/sf	5 600a/277-480v 3p/4w Dry Canton Railroad/None Existing	20'w x 20-30'd 10 ext 22'6" Free Surface Spaces; Ratio of 1.00/1,000 SF	- - Baltimore SE Ind
4234 Boston St is for sale.						
2/7/97: Overflo Public warehouse purchased 188,880 sf building within park for \$3,000,000. Representing the seller, Struever, Brothers, Eccles & Rouse, was their own Larry Ellison. Gary Timme of Overflo Public Warehouse represented the buyer.						
Building is located within the East Baltimore Enterprise Zone with excellent access to I-95 and I-895.						

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Simm-Kee Beverages 901 W Ostend St Baltimore, MD 21230	136,921 SF 4.42 AC - 1971 Class C Manufacturing	- 0 SF - - -	- - Not For Sale -	- Heavy Yes CSX/None Existing	- None 15'0"-22'0" 15 free Surface Spaces are available	- - Baltimore SW Ind
<p>November 2000: Building sold to Richard O'Keefe from US Can Company.</p> <p>* Free surface parking</p> <p>* Excellent manufacturing facility</p> <p>* Heavy power</p> <p>* Good road access</p> <p>* Rail served</p>						
Patapsco Industrial Center 1200 E Patapsco Ave Baltimore, MD 21225	249,654 SF 23.02 AC - 1978, Renov 1994 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2006 Ops @ \$0.12/sf	4 1200a/120-480v 3p None CSX/None Existing	- 22 ext 18'6"-30'0" Free Surface Spaces	Chesapeake Real Estate Group Doug E. Schmidt (410) 787-8799 Baltimore SE Ind
<p>Patapsco Industrial Center is located 3/4 miles from I-895, 1 mile from Fairfield Port of Baltimore Terminal, and 3.5 miles from Dundalk/Seagirt Marine Terminals. The entire project is fenced with a recess control gated.</p> <p>* EXCELLENT HIGH-CUBE WAREHOUSE/ DISTRIBUTION SPACE</p> <p>* 250,000 SF INDUSTRIAL PARK ON 23 ACRES OF LAND</p> <p>* 2009 UPGRADE OF CSX RAIL SPUR</p> <p>* 5 DAY/WEEK SERVICE AVAILABLE</p> <p>* OUTSIDE STORAGE / TRAILER PARKING</p> <p>* EXPANSION OPPORTUNITIES</p>						

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9825 Philadelphia Rd Baltimore, MD 21237	5,500 SF 2.29 AC - 1958 Class C Service	- 0 SF - - -	- - For Sale individually - Active; also for sale as part of a portfolio of 2 properties - Active -	4 - 10'0"w x 10'0"h - - CSX/None Existing	- None - 50 free Surface Spaces are available; Ratio of 3.27/1,000 SF	Cushman & Wakefield, Inc. Christopher P. Wright (410) 685-9595 Baltimore County East Ind
* Building is conveniently located within walking distance to Whitemarsh Mall						
Bldg 1 1200 S Ponca St Baltimore, MD 21224	6,000 SF 1.50 AC - 1960 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$4.49/sf	3 - 10'0"w x 12'0"h 440v 3p - Canton Railroad,CSX/None Existing	- None 20'0" 20 free Surface Spaces are available; 60 Industrial Trailer Spaces are available	N Mark Baltimore SE Ind
Lot size: 3.0 fenced acres Warehouse-garage drive thru; tactor trailer repair 20' height Excellent contractor's yard, vehicle maintenance and repair facility (or trucking site) Abundant area for parking and outside storage Offers immediate access to the Harbor and Fort McHenry tunnels and I-95						
Bldg 2 1200 S Ponca St Baltimore, MD 21224	2,750 SF 1.50 AC - 1960 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$9.81/sf	1 - 10'0"w x 10'0"h 440a 3p - Canton Railroad,CSX/None Existing	- None 10'0" 4 Surface Spaces are available	N Mark Baltimore SE Ind
Lot size: 3.0 fenced acres warehouse-garage-drive-thru; engine and body repair; 10' height Excellent contractor's yard, vehicle maintenance and repair facility (or trucking site) Abundant area for parking and outside storage Offers immediate access to the Harbor and Fort McHenry tunnels and I-95						
Bldg 4 1200 S Ponca St Baltimore, MD 21224	4,800 SF 0.50 AC - 1960 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$5.62/sf	1 - 10'0"w x 12'0"h 120a 1p - Canton Railroad,CSX/None Existing	- None 15'0" 14 Surface Spaces are available	N Mark Baltimore SE Ind

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<p>Lot size: 3.6 fenced acres 1st floor office; loft office; conf-room, kitchenette, half-bath; 15x15 rolltop; 10x10rolltop Excellent contractor's yard, vehicle maintenance and repair facility (or trucking site) Abundant area for parking and outside storage Offers immediate access to the Harbor and Fort McHenry tunnels and I-95</p>						
Fort Holabird Indust'l Pk, Cenveo 1820 Portal St Baltimore, MD 21224	171,000 SF 6.55 AC 30 Days 1982 Class C Warehouse	171,000 SF 171,000 SF - 171,000 SF / 12,000 ofc 171,000 SF	Direct & Sublet \$4.00 For Sale at \$9,900,000 (\$57.90/SF) - Active 2010 Est Tax @ \$0.88/sf; 2010 Est Ops @ \$0.12/sf	1 - 10'0"w x 12'0"h 800-4000a/480v Wet CSX/None Existing	30'w x 40'd 5 ext 18'0"-20'0" 165 free Surface Spaces are available; Ratio of 0.96/1,000 SF	Cassidy Turley Todd C. Hughes (410) 878-4834 Jones Lang LaSalle Todd C. Hughes (410) 878-4834 Baltimore SE Ind
<p>4/98: First Industrial Realty Trust, a Chicago-based REIT, purchased this property as part of an 11-building portfolio from P.F. Obrecht & Son. The sale price was approximately \$37.5 million. The Carey Winston Company represented First Industrial and P.F. Obrecht negotiated for themselves.</p> <p>Bulk warehouse property.</p>						
Fort Holabird Indust'l Pk, Atco Rubber Company Bldg 1900 Portal St Baltimore, MD 21224	62,000 SF 6.33 AC - 1981 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	- - - Conrail/None Existing	- 7 ext - 30 free Surface Spaces are available	ATCO Rubber Products, Inc. Don Lissau (410) 633-9400 Baltimore SE Ind
5001 Pulaski Hwy Baltimore, MD 21224	68,400 SF 3.95 AC - 1982 Class C Truck Terminal	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.10/sf	1 - 10'0"w x 12'0"h - None Conrail/None Demolished	- 6 ext 12'0"-16'0" Free Surface Spaces	- - Baltimore SE Ind
<p>11/95: Eagle Terminals, Inc. leased the entire building, 68,400 sf. Joel Greenberg of Struever, Brothers, Eccles & Rouse was the sole broker in the transaction.</p> <p>5001 Pulaski Highway consists of two freestanding buildings on a 3.95 acre site. One building is 66,000 sf, the other is 2,400 sf. The property is located within the Baltimore City Enterprise Zone and fronts directly on Pulaski Highway with immediate access to the Fort McHenry & Harbor Tunnels.</p>						
Amtrak 6301 Quad Ave Baltimore, MD 21205	33,000 SF 1.50 AC - 1950 Class F Warehouse	- 0 SF - - -	- - Not For Sale 2004 Tax @ \$0.29/sf	1 - 10'0"w x 12'0"h - Yes Conrail/None Existing	- 7 ext 18'0"-20'0" 60 free Surface Spaces are available	- - Baltimore SE Ind
<p>* 1.5 acre site</p>						

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6401 Quad Ave Baltimore, MD 21205	136,100 SF 5.30 AC 30 Days 1962 Class C Warehouse	10,140 SF 53,141 SF - 53,141 SF / 3,200 ofc 53,141 SF	Direct \$3.50 Not For Sale 2009 Tax @ \$0.34/sf	1 - 12'0"w x 14'0"h 800a Wet Norfolk Southern/None Existing	30'w x 60'd 4 int/11 ext 16'0"-27'0" 40 free Surface Spaces are available	Commercial Realty Advisors William E. Lippincott (410) 366-7018 Baltimore SE Ind
Interior rail siding. Free lot for storage. 2 suites for sublease. Entire building for lease with Colliers on prime basis.						
Plunkett Webster 6519 Quad Ave Baltimore, MD 21205	61,374 SF 3.28 AC - 1958, Renov 1963 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.33/sf	2 - 14'0"w x 12'0"h 400a/240v 3p Dry Conrail/None Existing	- 2 ext 19'0" 35 free Surface Spaces are available; Ratio of 0.57/1,000 SF	CB Richard Ellis William M. Pellington (410) 244-3137 Baltimore SE Ind
Excellent single user warehouse facility with upgraded showroom office space. Entire lot is fenced and paved.						
Chesapeake Commerce Center, C-1 Quail St @ Keith Ave Baltimore, MD 21224	176,000 SF - - 2009 Class A Industrial	- 0 SF - - -	- - Not For Sale -	- - - CSX/None Existing	- None - -	- - Baltimore SE Ind
Camden Industrial Park 1700 Ridgely St Baltimore, MD 21230	294,000 SF 13.89 AC 30 Days 1940, Renov 1999 Class B Warehouse	15,000 SF 180,000 SF 15,000 SF 165,000 SF / 15,000 ofc 180,000 SF	Direct \$3.50 Not For Sale 2009 Tax @ \$0.49/sf; 2009 Ops @ \$1.35/sf	25 - 10'0"w x 12'0"h 3500a/220v 3p Wet CSX/Yes/15 tons Existing	20'w x 60'd 5 ext 18'0"-28'0" 1200 free Surface Spaces are available; Ratio of 4.08/1,000 SF	Cushman & Wakefield, Inc. Ned Brady (410) 685-9883 Matt A. Laraway (410) 685-9882 Baltimore SW Ind
Block & Metal construction. Located directly off of I-95 (Russell Street Exit), I-695 (Baltimore Beltway), and the Baltimore-Washington Pkwy. One block west of Russell Street off of Bush Street. Crane served: 20' clear under hook in center bay. 2 acre parking lot. Heavy duty concrete floors. New roof, heaters, paint, lot, etc.						
7201 Rolling Mill Rd Baltimore, MD 21224	11,265 SF 0.55 AC Vacant 1970 Class B Warehouse	11,265 SF 11,265 SF - 11,265 SF 11,265 SF	Direct Negotiable For Sale at \$795,000 (\$70.57/SF) - Active -	2 - 10'0"w x 12'0"h - Dry Canton Railroad/None Existing	- 1 ext - 8 free Surface Spaces are available	- - Baltimore County East Ind

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7210 Rolling Mill Rd Baltimore, MD 21224	5,795 SF - - Class C Warehouse	- 0 SF - -	- - Not For Sale -	2 - 12'0"w x 18'0"h - - Unknown/None Existing	- None - 15 free Surface Spaces are available	- - Baltimore County East Ind
Colgate Business Park, Mill Building 7700 Rolling Mill Rd Baltimore, MD 21224	488,476 SF 89.82 AC - 1950 Class C Manufacturing	- 0 SF - - -	- - Not For Sale 2008 Tax @ \$0.26/sf	71 - 12'0"w x 14'0"h 600a/480v 3p Wet CSX,Norfolk Southern/30/1-110 tons	45'w x 139'd Yes 20'0"-60'0" 200 Surface Spaces are available	Cassidy Turley Rick Latini (410) 296-7613 Baltimore County East Ind
As of June 2002, Baltimore East Industrial Park LLC has secured a 99-year leasehold interest in both the land and the buildings at 7700 Rolling Mill Rd. Baltimore East Industrial Park LLC is a subsidiary of Industrial Realty Group, Inc., who is the largest private owner of industrial real estate in the country. This specialize in redeveloping Brownfield sites. Plans for the property include upgrades to the existing buildings and development of new space on the site as well as clean-up and removal of all hazardous chemicals on the site. The site has been placed in the Northpoint Enterprise zone.						
Colgate Business Park, Bar Yard Building 7700 Rolling Mill Rd Baltimore, MD 21224	86,550 SF 5 AC - 1950 Class B Manufacturing	- 0 SF - - -	- - Not For Sale 2008 Tax @ \$1.48/sf	Yes 600a/480v 3p - CSX,Norfolk Southern/- Existing	- Yes 28'0"-33'0" -	- - Baltimore County East Ind
Building was formerly a steel mill. 7700 Rolling Mill Road represents an exceptional opportunity to acquire one of the few heavy industrial facilities with excellent port access remaining in the area. Combination of large facilities for renovation and additional rail served land for development make this property a strategic offering. 2 modern distribution center build-to-suits available at 250,000 and 500,000sf each. Property features a wide range of manufacturing, storage and accessory buildings, as well as acreage for use or redevelopment. Located at the intersection of I-695 and Eastern Avenue (Route 150) on the Southeast extension of the Baltimore Beltway. Number of docks available per tenant requirements.						
1415 Russell St Baltimore, MD 21230	92,272 SF 2.26 AC - 1944, Renov 1984 Class B Self-Storage	- 0 SF - - -	- - Not For Sale 1995 Tax @ \$0.41/sf	- Heavy Wet Yes/None Existing	12-36'w x 144-240'd 2 int/7 ext 20'0"-22'0" 20 free Surface Spaces are available; Ratio of 0.69/1,000 SF	Public Storage Baltimore SW Ind
1415 Russell Street is a 1-story brick and block warehouse/manufacturing facility with a five-floor wing comprised of office space. The existing structure is the result of an assemblage of buildings that are contiguous and interconnected, generally on the same plane. The office space contains a 2,000 sf cafeteria and a 4,000 sf computer room. Sections of the building vary in age from 25-50 years old. The building was renovated in 1984, however, office space was recently renovated in the third quarter 1994. Lot size is 1.667 acres with an additional .36 acre lot for parking and/or outside storage.						
This property has outstanding visibility on Russell Street, a major road that leads directly in and out of downtown Baltimore. The building is extremely well located with excellent access to I-95, I-695, I-295 and downtown and is ideally suited for manufacturing (situated on bus lines) and distribution (immediate access to I-95). Property is also situated within walking distance of PShnet Stadium, home of the Baltimore Ravens.						
Empowerment zone benefits. 64 parking spaces service the property. Advertising sign available with monthly income of \$2,500. Taxes: \$38,088 (1995). 13,000 sf of office area and 22,000 sf of						

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warehouse area is air-conditioned.						
Camden Industrial Park, Maryland Chemical Bldg 1551 Russell St Baltimore, MD 21230	99,000 SF 1.35 AC - 1950 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	- - Yes CSX/None Demolished	- None 13'0"-18'0" Free Surface Spaces	- - Baltimore SW Ind
Prominent building with immediate access to downtown and I-95. 6,500 sf of office space.						
Sparrows Point Shipyard Industrial 600 Shipyard Rd Baltimore, MD 21219	481,500 SF 25 AC - 1940 Class B Warehouse	- 0 SF - - -	- - Not For Sale -	34 Heavy None CSX/3/5-50 tons Existing	- 6 ext 16'0"-60'0" -	- - Baltimore County East Ind
Sparrows Point Shipyard Industrial Comple is a 150 acre Industrial park located next to I-695 in Eastern Baltimore County. The complex, with its deep water piers and dry docks, supports a variety of marine activities. In addition, there are also a number of stand alone warehouses and fabrication shops to meet any manufacturing and distribution requirement. Many of the buildings are crane served and the property has direct rail access to both Norfolk Southern and CSX via the ISG Shortline (PBRR). In addition there are more than 25 acres of developable land available for build to suit opportunities, or to support tenant operations. Gated access is controlled 24/7 by on site security. Its Enterprise Zone status assures fast tracking of permitting issues as well as potentially significant tax benefits.						
Four Deep Water Piers - 1050' - 1200' in length, depths of 14' - 30'. Will support a variety of mooring activities from barge to Ro-Ro operations.						
Land - 25 Acres available next to I-695 - Build to suit opportunities.						
Bldg 1 3403 Sinclair Ln Baltimore, MD 21213	8,000 SF - - 1940 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	3 - - CSX/ Existing	- 1 ext - Free Surface Spaces	- - Baltimore NE Ind
Dundalk Marine Terminal 2100 Van Deman St Baltimore, MD 21224	77,800 SF 13.69 AC - 1983, Renov 2008 Class A Warehouse	- 0 SF - - -	- - Not For Sale 2010 Combined Tax/Ops @ \$1.32/sf	1 400a Yes Norfolk Southern/None Existing	- 10 ext 21'0"-24'0" 100 free Surface Spaces are available; Ratio of 1.53/1,000 SF	Hearn Burkley Mac McCulloch (443) 297-9031 Baltimore SE Ind

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Dundalk Marine Terminal, New Building on 2 Acres 2100 Van Deman St Baltimore, MD 21224	10,000 SF 2 AC TBD - Class B Warehouse	8,000 SF 10,000 SF - 10,000 SF 10,000 SF	New Negotiable Not For Sale -	3 - - Norfolk Southern/ Proposed	- 1 ext 20'0" -	Hearn Burkley Mac McCulloch (443) 297-9031 Rob Freedman (443) 297-9005 David A. Dannenfels (443) 297-9034 Baltimore SE Ind
New 5,000-15,000 SF building to be built in the Holabird Industrial Park. Two (2) Drive-Ins One (1) Loading Dock Approximately two (2)+ acres of outside storage. One (1) to three (3) acres of Land is available for lease.						
1321 Vera St Baltimore, MD 21226	6,574 SF 11.56 AC 30 Days 1985 Class C Industrial	6,574 SF 6,574 SF - 6,574 SF 6,574 SF	Direct Negotiable Not For Sale -	5 - 10'0"w x 12'0"h - - CSX/None Existing	- None 16'0" 15 free Surface Spaces are available	Cassidy Turley Bob Oare (410) 953-6684 K. Alan Orman (410) 953-6682 Michael L. Bosica (410) 953-6688 Jarred Testa (410) 953-6683 Baltimore SE Ind
Enterprise Zoned						
Derby Steel Bldg 4600-4700 E Wabash Ave Baltimore, MD 21215	29,230 SF 0.67 AC - 1950 Class C Warehouse	- 0 SF - - -	- - Not For Sale -	2 - 10'0"w x 12'0"h - None CSX/Yes/5 tons Existing	- None 19'0"-22'0" 40 free Surface Spaces are available	Parkreist Corridor Coalition, Inc. Baltimore NW Ind
Bldg 1 2331-2339 Washington Blvd Baltimore, MD 21230	62,400 SF 4.75 AC - 1909 Class C Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.42/sf	4 - 10'0"w x 12'0"h Heavy Wet CSX/None Existing	30'w x 40'd 9 ext 21'0" 125 free Surface Spaces are available; Ratio of 2.00/1,000 SF	MacKenzie Commercial Real Estate Services, LLC Daniel A. Hudak, SIOR (443) 573-3205 Baltimore SW Ind
Direct access to I-95 and Route 1, MTA. Paved yard and a concrete floor						

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Transit Park Business Ctr, Bldg 1 3101 Washington Blvd Baltimore, MD 21230	210,000 SF 9.73 AC - 1944 Class B Manufacturing	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.65/sf	- - Dry CSX/None Existing	- 7 ext 16'0" Free Surface Spaces	- - Baltimore SW Ind
This manufacturing/distribution facility features immediate access to I-95 and I-695 via Washington Blvd. and Patapsco Ave.						
2900 Waterview Ave Baltimore, MD 21230	10,900 SF 0.53 AC - 1955, Renov 1989 Class B Warehouse	- 0 SF - - -	- - Not For Sale 2009 Tax @ \$0.79/sf	- - None CSX/None Existing	- 3 ext 11'0"-12'0" 10 free Surface Spaces are available; Ratio of 0.92/1,000 SF	Berger Cookies Charles De Baufre (410) 752-5175 Baltimore SW Ind
11/98: Building sold to Burger Cookies for \$285,000. John Sell of Latshaw Associates represented the buyer. Mill Martien of IRC Real Estate Services represented the seller, L & M Realty. Near light rail, Baltimore-Washington Parkway and Woodward & Lothrop Originally a 5,450 sf building, a 5,450 sf addition was constructed in 1989 bringing total size to 10,900 sf .526 acre lot with recent paving Enterprise Zone						
Camden Industrial Park 1201-1301 Wicomico St Baltimore, MD 21230	379,734 SF 16 AC Vacant 1930 Class C Warehouse	11,480 SF 32,480 SF - 32,480 SF 32,480 SF	Direct \$3.00 Not For Sale 2009 Tax @ \$0.28/sf	16 - 10'0"w x 14'0"h 240-480v None CSX/Yes/1-5 tons Existing	60'w x 20'd 8 ext 19'0"-21'0" 380 free Surface Spaces are available; Ratio of 1.00/1,000 SF	Attman Properties Management Company John C. Porter (410) 662-7568 Baltimore SW Ind
Large contiguous parcel minutes from Baltimore's Central Business District. Located in a State Enterprise Zone and Federal Empowerment Zone. Details of benefits available upon request.						