

 MIDDLE RIVER
Logistics Park

**DESIGNED FOR
TAKEOFF, *BUILT*
FOR GROWTH**

**BRAND NEW
CLASS A
INDUSTRIAL
DEVELOPMENT**



Middle River, MD

LOCATED WITHIN AN OPPORTUNITY AND ENTERPRISE ZONE

Trammell Crow Company

CBRE

DESIGNED FOR PERFORMANCE, POSITIONED FOR GROWTH

Three Class A Industrial buildings totaling 524,305 SF, designed for flexibility, efficiency, and speed to market. Perfectly positioned for companies ready to reach new heights.

» BUILDING B

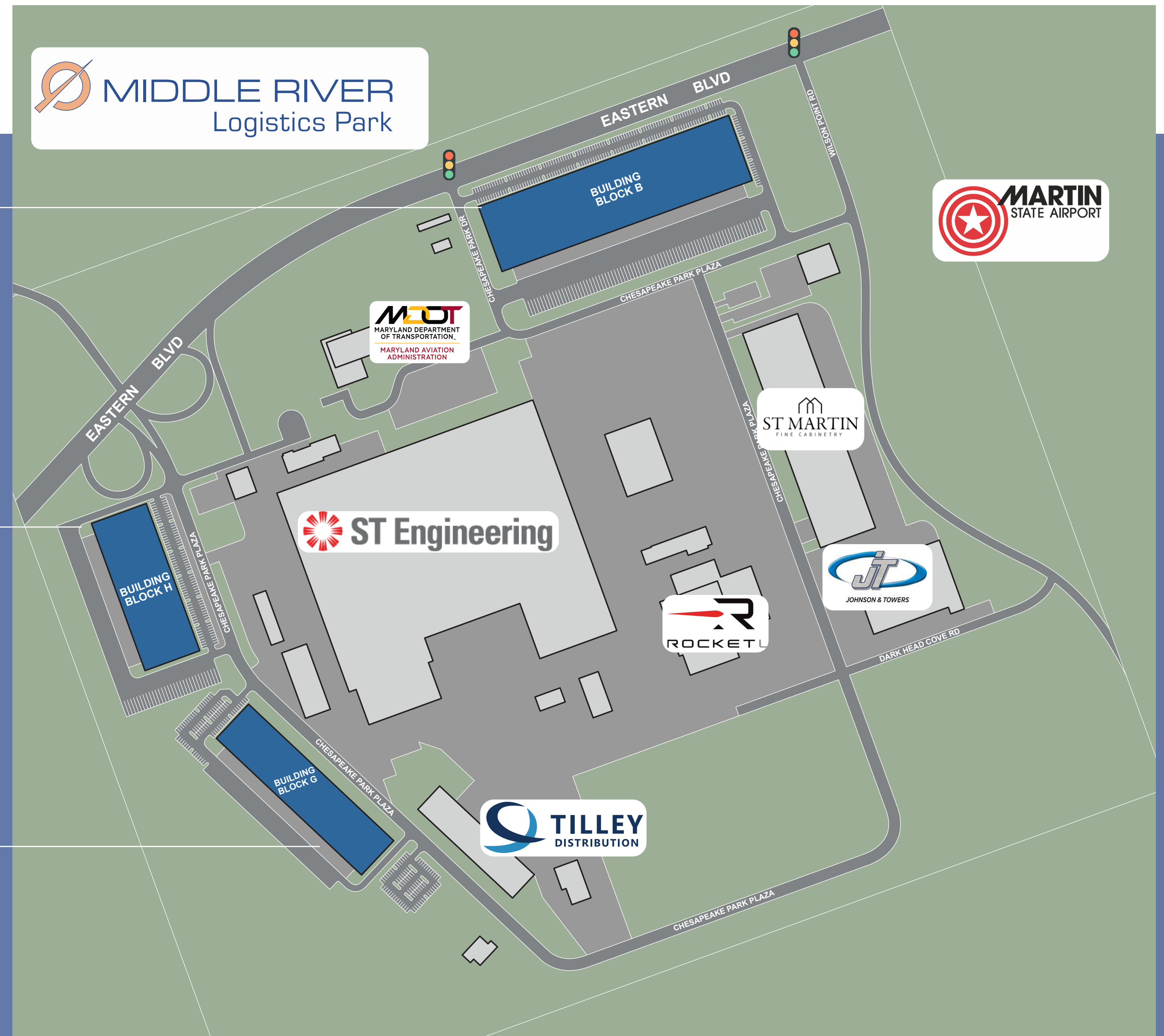
2401 Eastern Boulevard
257,098 SF

» BUILDING H

100 Chesapeake Park Plaza
132,115 SF

» BUILDING G

300 Chesapeake Park Plaza
135,092 SF

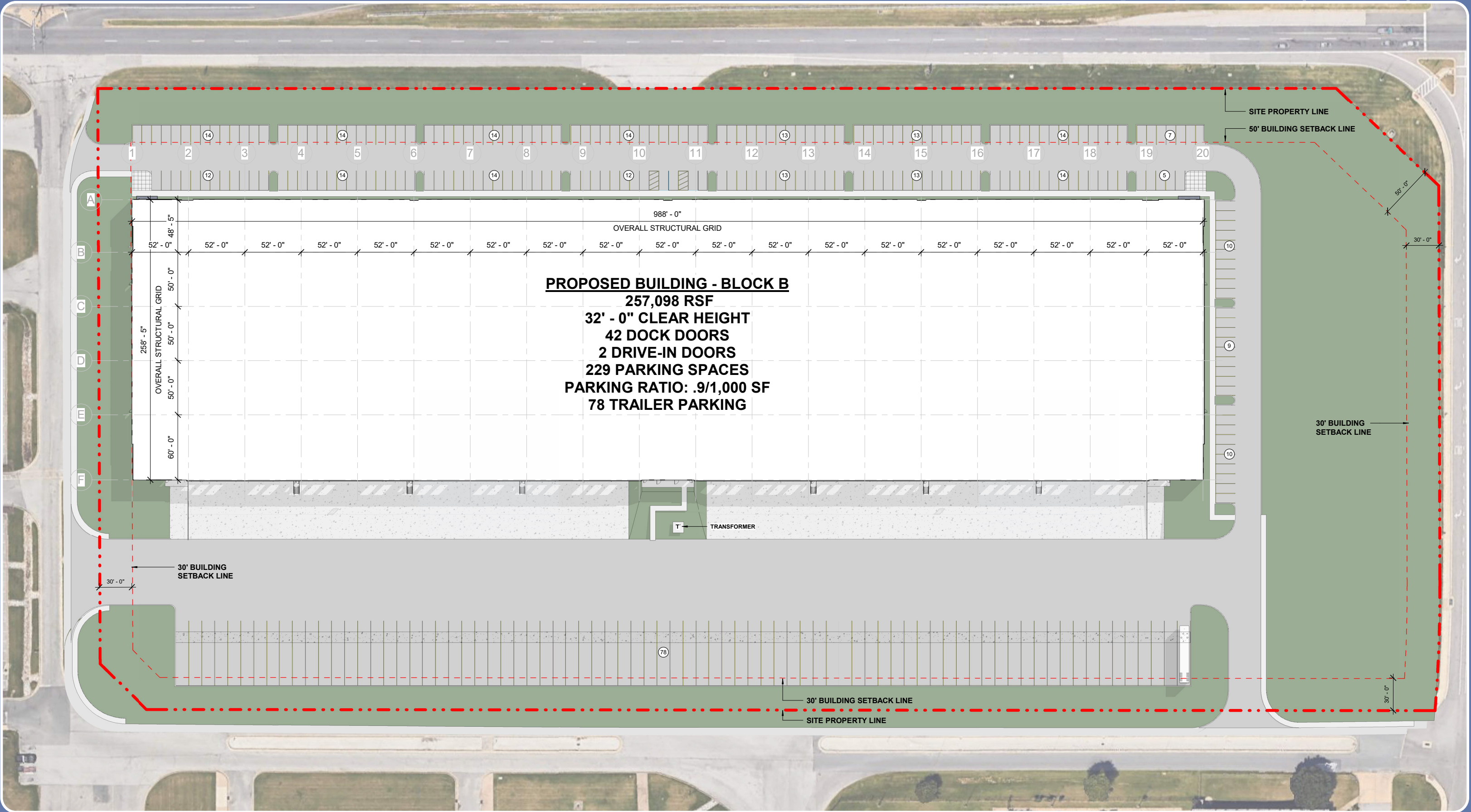




BUILDING B

2401 Eastern Boulevard, Middle River, MD 21220

Building Size	257,098 SF
Under Construction	Estimated Delivery Q4 2026
Auto Parking	229 Spaces
Trailer Parking	78 Spaces
Clear Height	32'
Truck Court	190' w/ 60' Concrete Apron
Column Spacing	52'W x 50'D w/ 60' speed bay at loading area
Slab	6" Concrete slab unreinforced with vapor barrier
Roof	R-30 Roof Insulation, 60Mil. White TPO Roof
Drive-ins	2 - 14 x 16 Drive-in Doors
Dock Doors	42 - 9x10 Dock Doors, 2 qty. 7'x8' RHM mechanical dock leveler, 35,000lbs capacity 14 knockouts available
Power	2,500 Amp 277/480V 3 phase electrical service
Fire Protection	ESFR Fully Sprinklered per NFPA 13
Office	3,000 SF, open workstation concept. 1 large conference room, 3 private offices and a breakroom
Construction	Tilt Up Construction

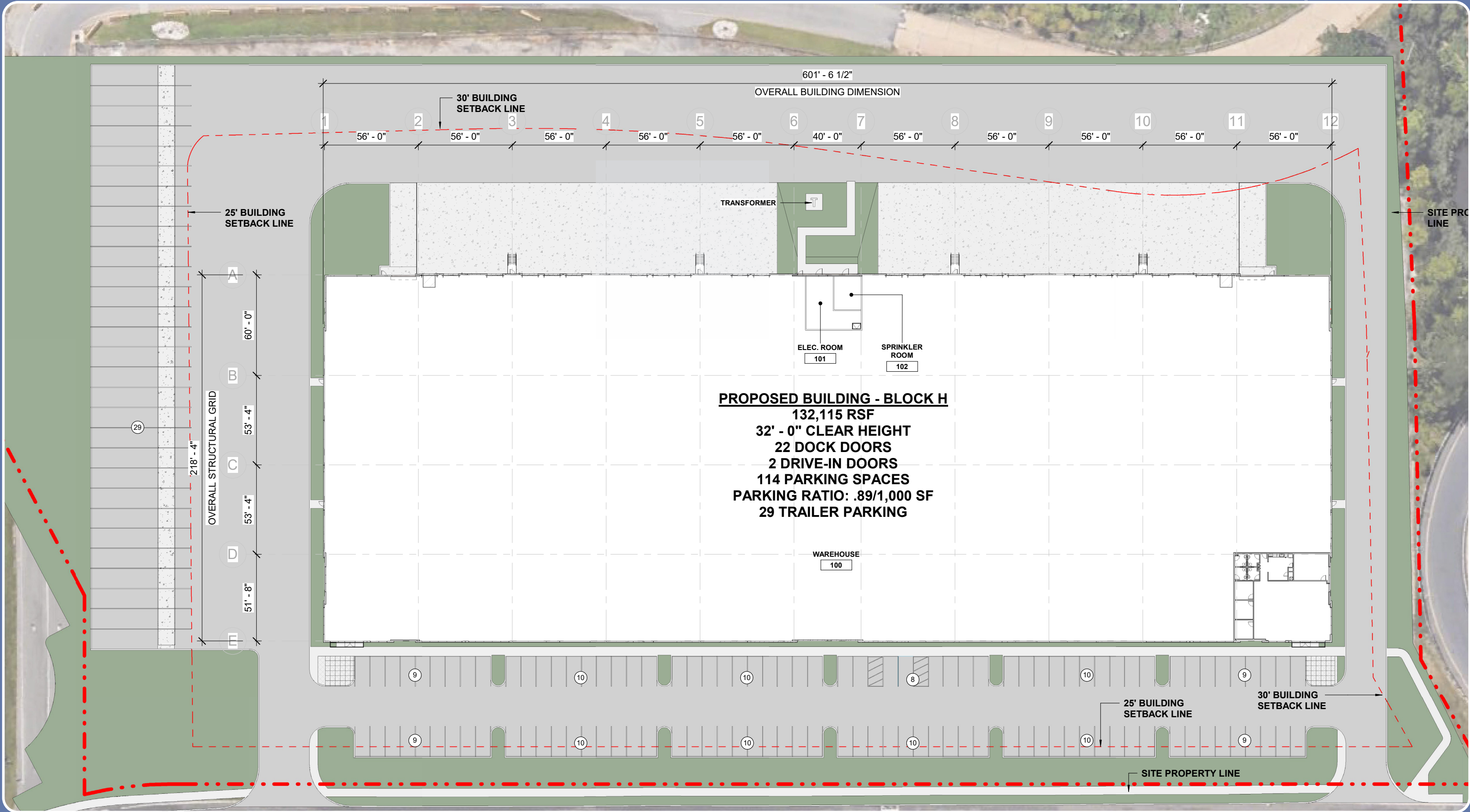




BUILDING H

100 Chesapeake Park Plaza, Middle River, MD 21220

Building Size	132,115 SF
Under Construction	Estimated Delivery Q3 2026
Auto Parking	114 Spaces
Trailer Parking	29 Spaces
Clear Height	32'
Truck Court	125' w/ 60' Concrete Apron
Column Spacing	56'W x 53'4D w/ 60' speed bay at loading area
Slab	6" Concrete slab unreinforced with vapor barrier
Roof	R-30 Roof Insulation, 60Mil. White TPO Roof
Drive-ins	2 - 14 x 16 Drive-in Doors
Dock Doors	22 - 9x10 Dock Doors, 2 qty. 7'x8' RHM mechanical dock leveler, 35,000lbs capacity 8 knockouts available
Power	2,500 Amp 277/480V 3 phase electrical service
Fire Protection	ESFR Fully Sprinklered per NFPA 13
Office	3,000 SF, open workstation concept. 1 large conference room, 3 private offices and a breakroom
Construction	Tilt Up Construction

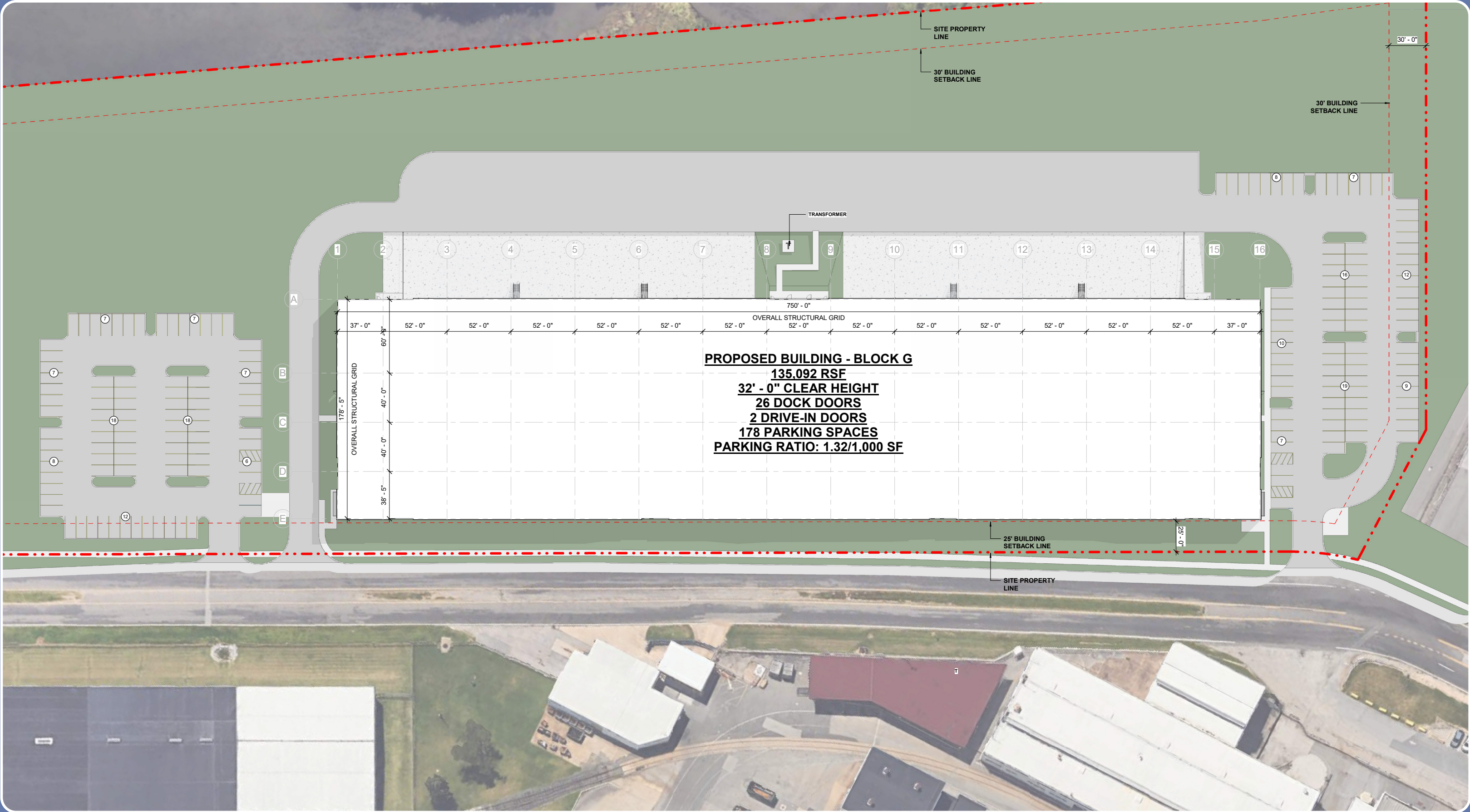




BUILDING G

300 Chesapeake Park Plaza, Middle River, MD 21220

Building Size	135,092 SF
Under Construction	Estimated Delivery Q4 2026
Auto Parking	178 Spaces
Clear Height	32'
Truck Court	120' w/ 60' Concrete Apron
Column Spacing	52'W x 40'D w/ 60' speed bay at loading area
Slab	6" Concrete slab unreinforced with vapor barrier
Roof	R-30 Roof Insulation, 60Mil. White TPO Roof
Drive-ins	2 - 14 x 16 Drive-in Doors
Dock Doors	26 - 9x10 Dock Doors, 2 qty. 7'x8' RHM mechanical dock leveler, 35,000lbs capacity 12 knockouts available
Power	2,500 Amp 277/480V 3 phase electrical service
Fire Protection	ESFR Fully Sprinklered per NFPA 13
Office	3,000 SF, open workstation concept. 1 large conference room, 3 private offices and a breakroom
Construction	Tilt Up Construction





Reach 5.7 million people within 90 minutes.
Centrally located between Baltimore,
Philadelphia, and Washington, D.C. —
positioning your business for unmatched
access and speed.

[illegible]

Total Population	
30 Min Drive	1,141,335
60 Min Drive	2,776,067
90 Min Drive	5,732,024



DIRECT ROUTES NO LAYOVERS

Strategically positioned just 3.4 miles from I-695, 5.2 miles from I-95, and minutes from Route 40, Middle River Logistics Park keeps your business moving.

Whether you're heading north to Philadelphia, south to D.C., or to the Port of Baltimore — your supply chain takes flight with unmatched regional connectivity.

Corporate Neighbors





MIDDLE RIVER Logistics Park



LET'S GET YOUR OPERATION OFF THE GROUND



Connect with our leasing team to explore how
Middle River Logistics Park can elevate your business performance.

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