

601 Chelsea Rd

889,608 SF Class A Cross Dock Industrial Facility
with Expansion Potential up to 1,200,000 SF

CBRE Investment
Management

ABERDEEN | MARYLAND



Built for Performance

A state-of-the-art, 889,608 SF cross-dock facility offering the infrastructure, power, and flexibility required by today's most advanced logistics operations.

Building Size	889,608 SF
Total Office SF	76,000 SF
Expansion Potential	Expandable up to 1,200,000 SF
Zoning	GI - General Industrial
Site Area	125.81 Acres
Clear Height	36' - 38'
Column Spacing	56'w x 52'd
Loading Configuration	Cross Dock
Dock Doors	128
Drive-in Doors	2, 10' X 12'
Truck Court Depth	230' - 240'
Car Parking	892 Car Parking Spaces
Trailer Parking	248 Truck Parking Spaces
Construction	Reinforced Concrete
Roof Type	EPDM
Fire Protection	ESFR
Interior Lighting	T-5 LED Upgrade Underway
HVAC	Package Units
Power	12,000 Amps, 480/277-volt, 3-phase, 4-wire service



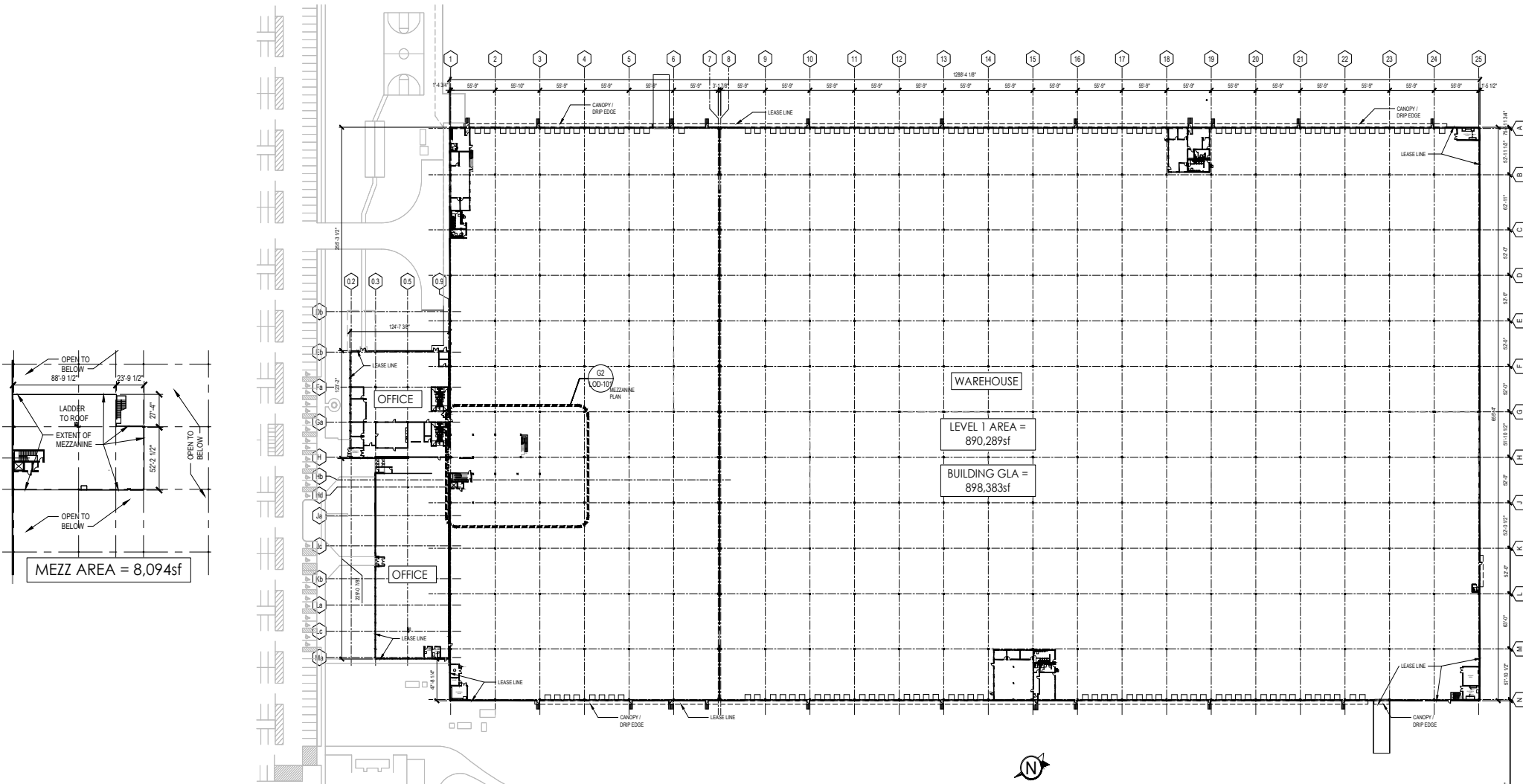
Possible Expansion Plan



Purpose Driven Design

Every detail engineered for high throughput and efficient movement.
A layout that drives productivity and reduces downtime.

889,608 SF
Expandable to 1,200,000 SF



Regional Reach

Connecting your operation to the nation's top distribution markets in one day's drive. Aberdeen's strong labor pool and proximity to regional population centers provide a competitive edge — over 43,000 warehouse workers and 18 million people within 100 miles.



Expansion Potential

BWI, PHL and IAD Airport's freight transportation business provides an additional mode of transport easily accessible to the region's manufacturers and distributors.



601
Chelsea Rd

Car/Tractor
Trailer Parking or
Expansion Option

Access that Accelerates

With direct connectivity to I-95 and proximity to the Port of Baltimore, 601 Chelsea Rd delivers unbeatable reach across the Mid-Atlantic and beyond.

1 Mile

Route 40

4 Miles

I-95

14 Miles

Route 1

21 Miles

I-695

30 Miles

I-83

30 Miles

Port of Baltimore

39 Miles

BWI Airport

68 Miles

PHL Airport

88 Miles

IAD Airport

154 Miles

Port of NY/NJ



601 Chelsea Rd

FOR LEASE | 889,608 SF

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