

IMMEDIATELY AVAILABLE FOR LEASE

CITY/LOGISTICS

1255 S CATON AVENUE
BALTIMORE, MARYLAND



IMMEDIATE ACCESS TO I-95

PREMIERE LAST MILE LOCATION

CBRE

 CLARION PARTNERS

UNIQUE LAST MILE DELIVERY LOCATION



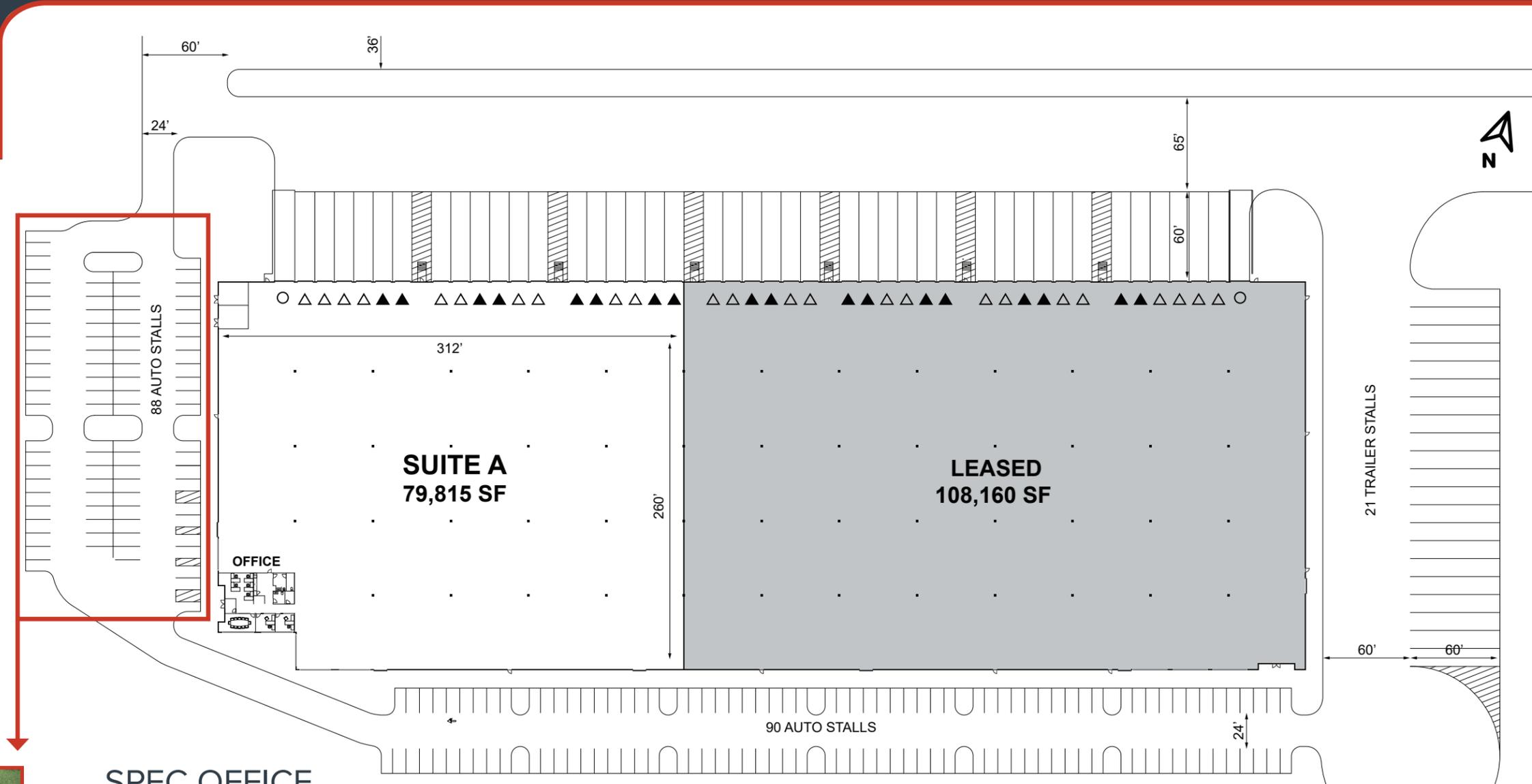
Enterprise Zone with
10 Year Tax Credit



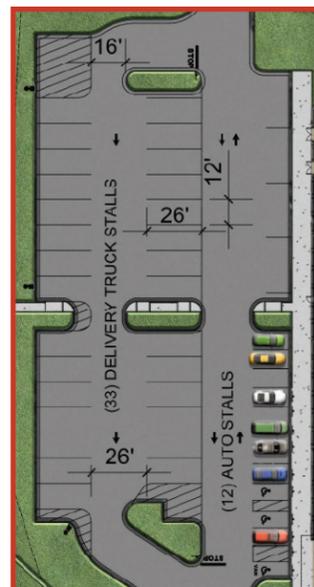
Class A
Core Industrial

SUITE A 79,815 SF

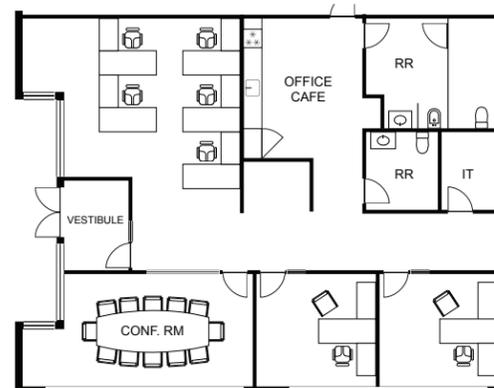
Zoning:	I-1
Dimensions:	312'W X 260'D
Clear Height:	32'
Auto Parking:	90 spaces
Straight Trucks:	Alternative plan allows for parking for up to 33 straight trucks (12'W X 26'D)
Dock Door Positions:	18 docks, including 8 equipped with 40,000 lb mechanical levelers and seals
Drive in Doors:	1 (12'W X 14'H)
Column Bay Spacing:	52'W X 50'D Speed bay is 52'W X 60'D
Electrical:	Up to 1200 amps 277/480V, 3 Phase
Fire Protection:	ESFR Sprinkler System
Lighting:	25 FC at 36" AFF open array



ALTERNATIVE PARKING 33 STRAIGHT TRUCKS



SPEC OFFICE 1,920 SF



LEGEND

- ▲ DOCK HIGH TRUCK DOOR - 9' X 10' EQUIPPED W/LEVELER
- △ DOCK HIGH TRUCK DOOR - 9' X 10' NON EQUIPPED
- GRADE LEVEL TRUCK DOOR - 12' X 14'



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1255 S CATON AVENUE BALTIMORE, MARYLAND

CONVENIENT TO THE ENTIRE BALTIMORE-WASHINGTON CORRIDOR

Downtown Baltimore:	8 minutes
Port of Baltimore:	9 minutes
BWI Airport:	6 minutes
I-95:	1 minute
I-695:	3 minutes
295:	6 minutes
Route 100:	15 minutes
Route 32:	20 minutes
Route 97:	23 minutes
I-495 / DC Beltway:	42 minutes

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