

IMMEDIATELY AVAILABLE FOR LEASE

CITY/LOGISTICS

1255 S CATON AVENUE | BALTIMORE, MARYLAND

TO WATCH MARKETING VIDEO:



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or



SCAN HERE

27,040 - 79,815 SF
AVAILABLE

1255
FOR LEASE
CBRE
Class A Warehouse
410-244-7100



IMMEDIATE ACCESS TO I-95

PREMIERE LAST MILE LOCATION

CBRE

CP CLARION PARTNERS

UNIQUE LAST MILE DELIVERY LOCATION



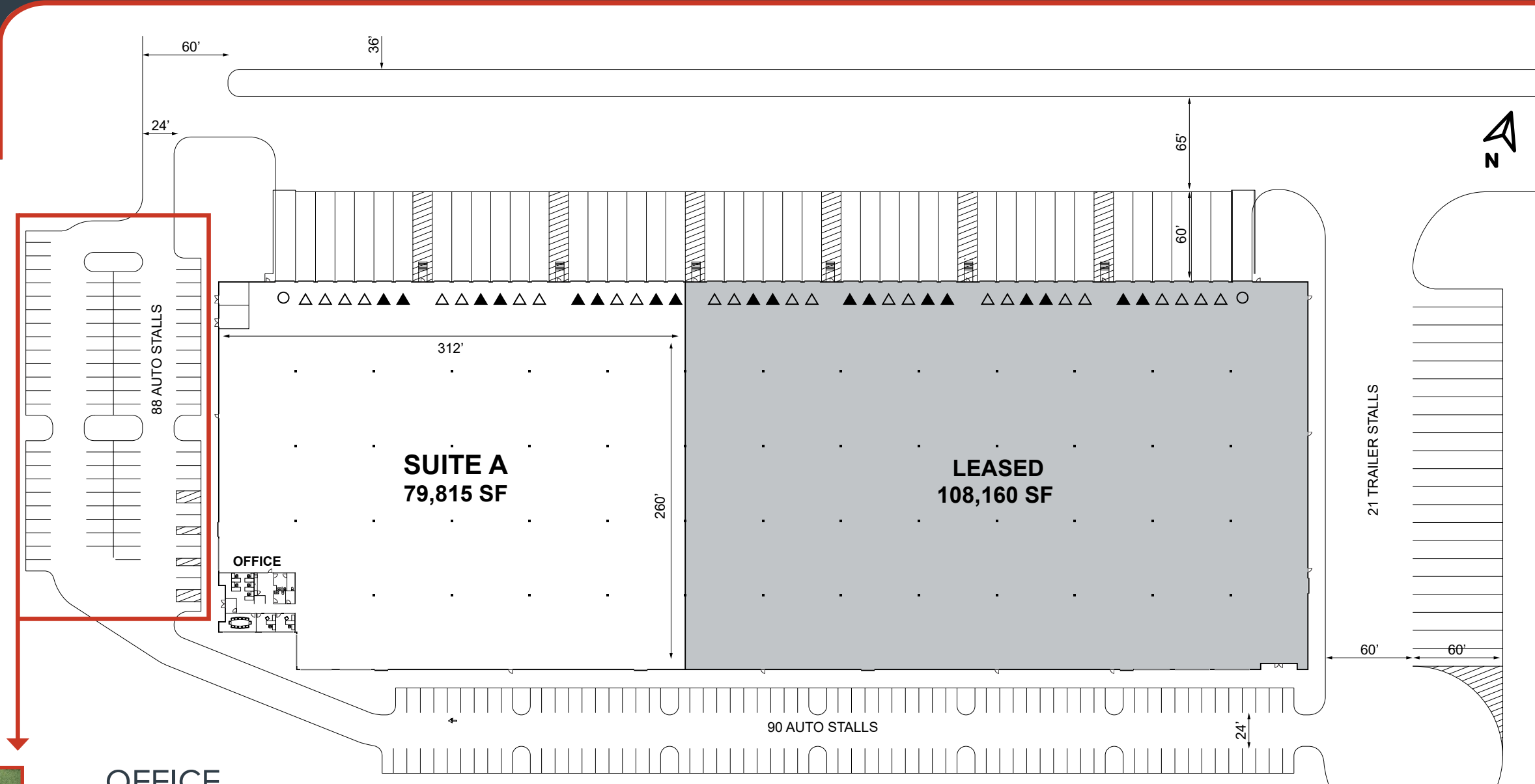
Enterprise Zone with
10 Year Tax Credit



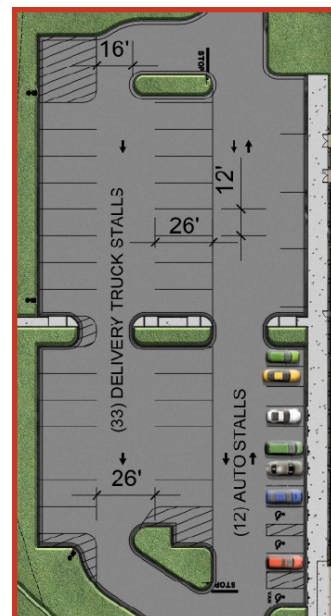
Class A
Core Industrial

SUITE A: FULL SUITE 79,815 SF

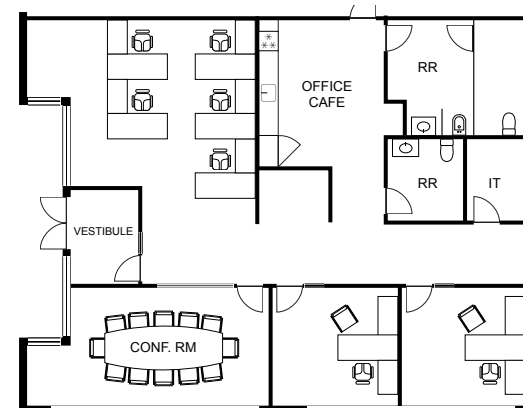
Zoning:	I-1
Dimensions:	312'W X 260'D
Clear Height:	32'
Auto Parking:	90 spaces
Straight Trucks:	Alternative plan allows for parking for up to 33 straight trucks (12'W X 26'D)
Dock Door Positions:	18 docks, including 8 equipped with 40,000 lb mechanical levelers and seals
Drive in Doors:	1 (12'W X 14'H)
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



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'

UNIQUE LAST MILE DELIVERY LOCATION



Enterprise Zone with
10 Year Tax Credit



Class A
Core Industrial

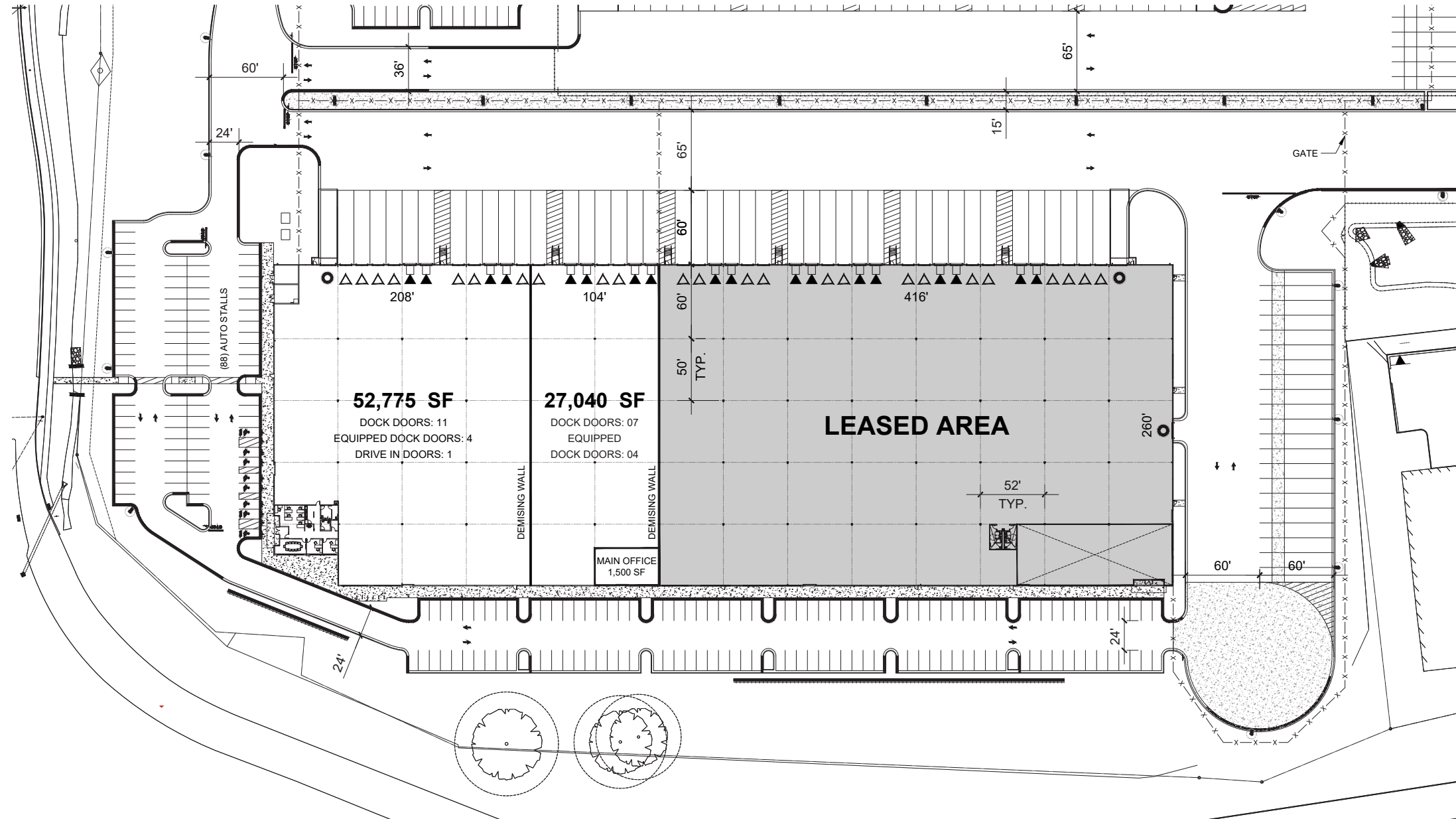
SUITE A: DEMISED OPTION 1

52,775 SF

1,920 SF existing office
11 dock doors
1 drive-in

27,040 SF

1,500 SF spec office
7 dock doors



SITE 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'



UNIQUE LAST MILE DELIVERY LOCATION



Enterprise Zone with
10 Year Tax Credit



Class A
Core Industrial

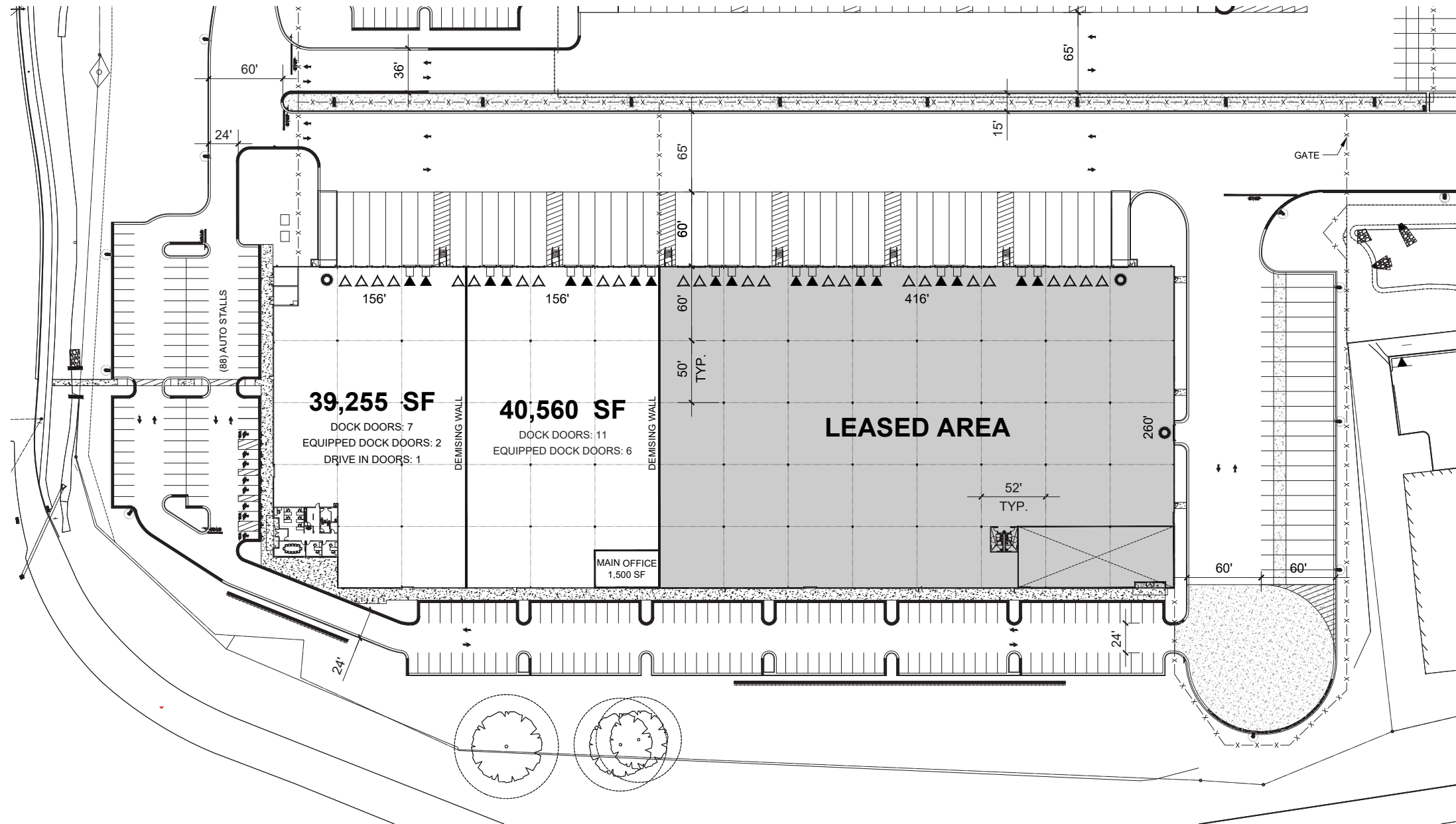
SUITE A: DEMISED OPTION 2

39,255 SF

1,920 SF existing office
7 dock doors
1 drive-in

40,560 SF

1,500 SF spec office
11 dock doors



SITE 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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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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