

FOR LEASE

MID ATLANTIC FOOD CENTER

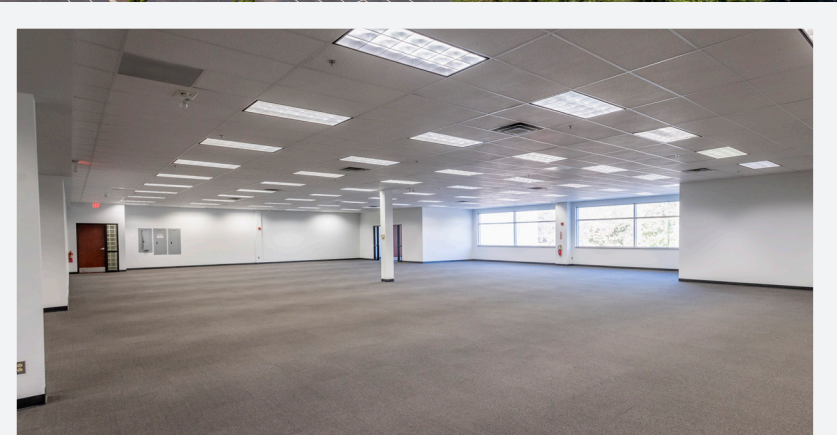
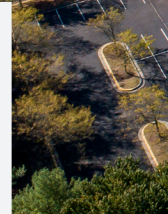
± 363,872 SF on ± 30.95 Acres

DIVISIBLE



BUILDING SUMMARY

- Total building: ± 363,872 SF
- Freezer: ± 101,491 SF - Available Separately
- Cooler: ± 46,961 SF
- Dry: ± 150,294 SF - Available Separately
- Office: ± 30,562 SF - Available Separately
- 30' ceiling heights
- 48 dock doors & one (1) drive-in door
- ± 30.95 acre site
- **162 trailer & 318 auto parking positions**



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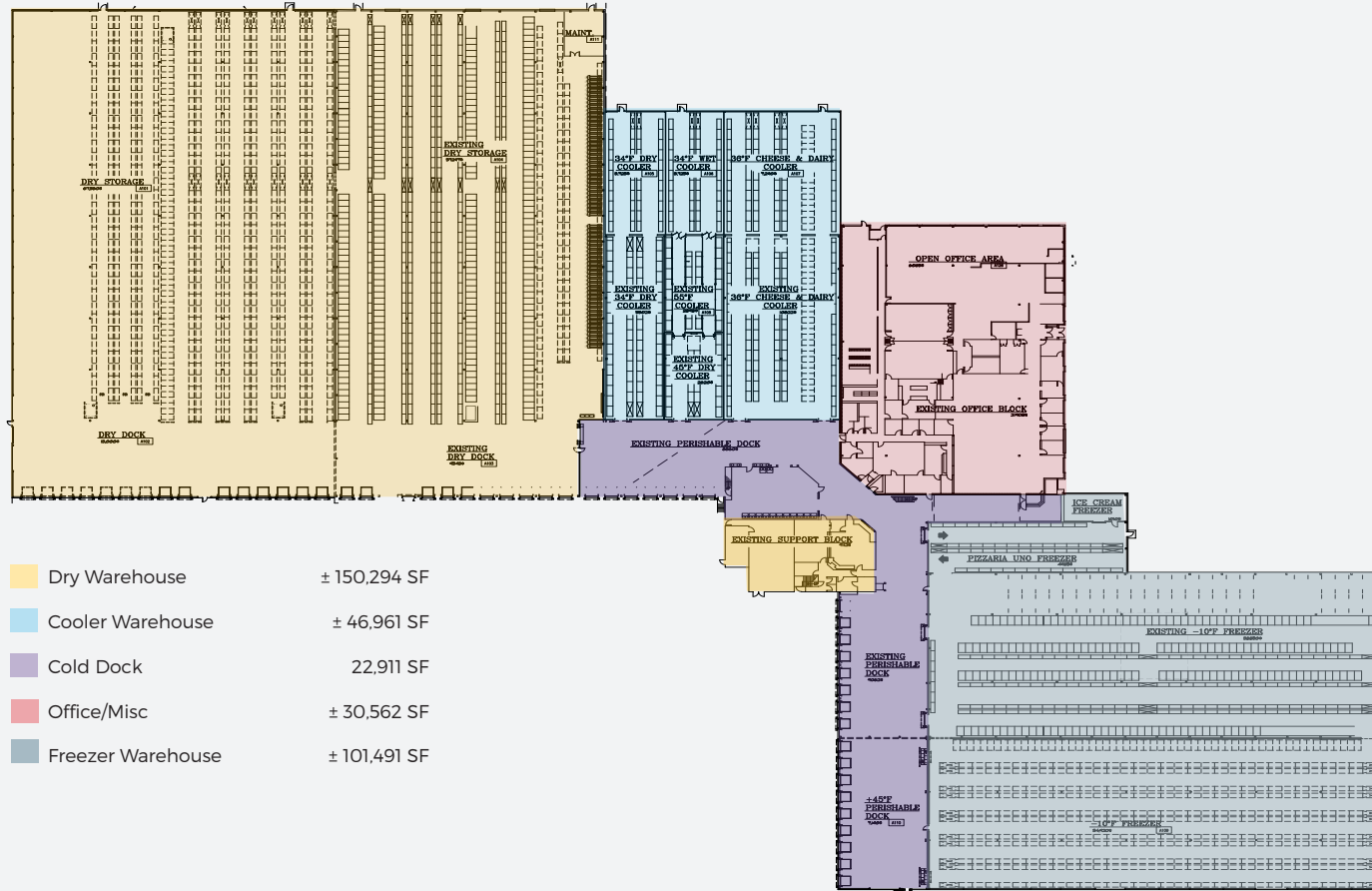
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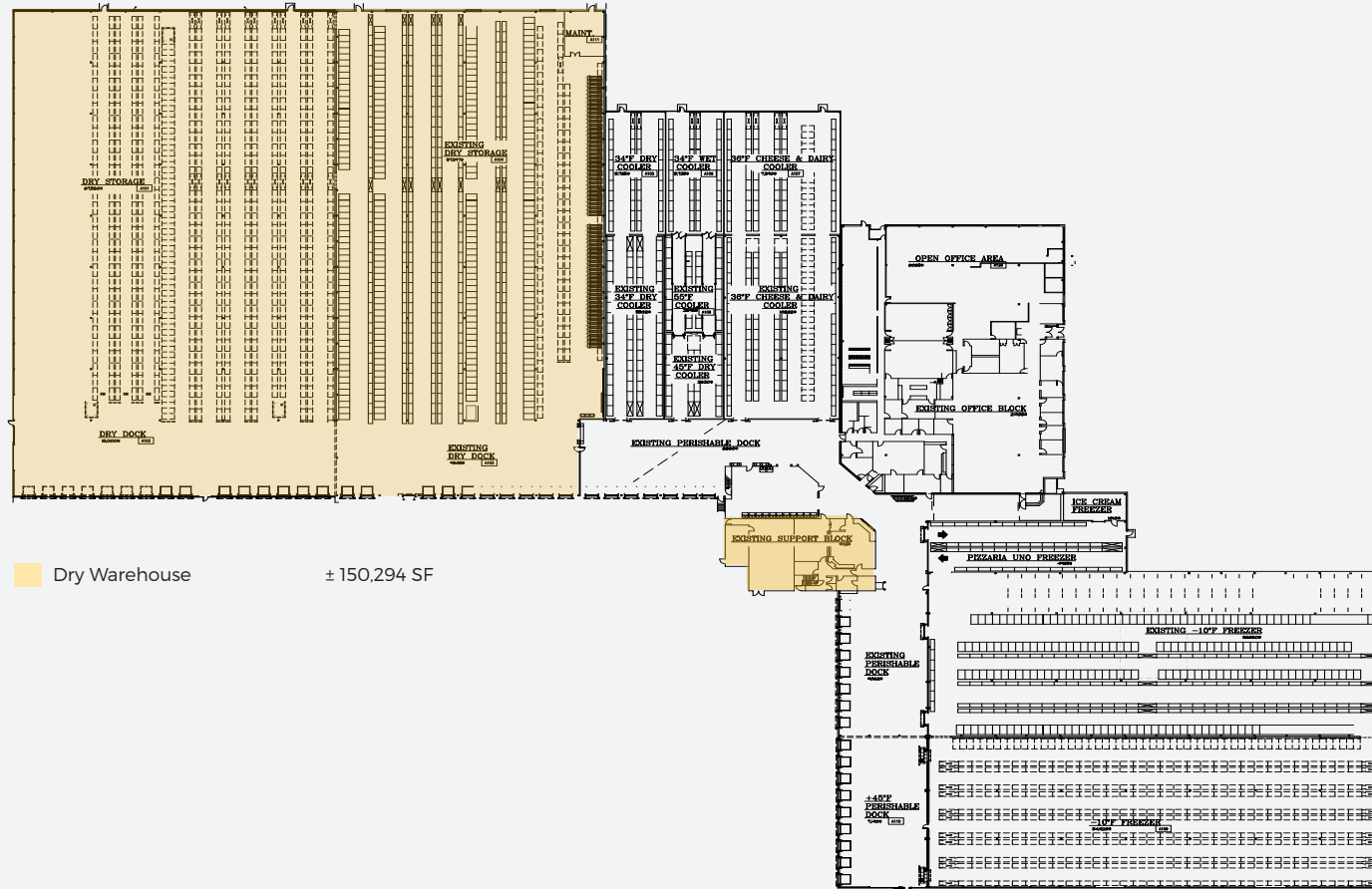
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Demising Option 1



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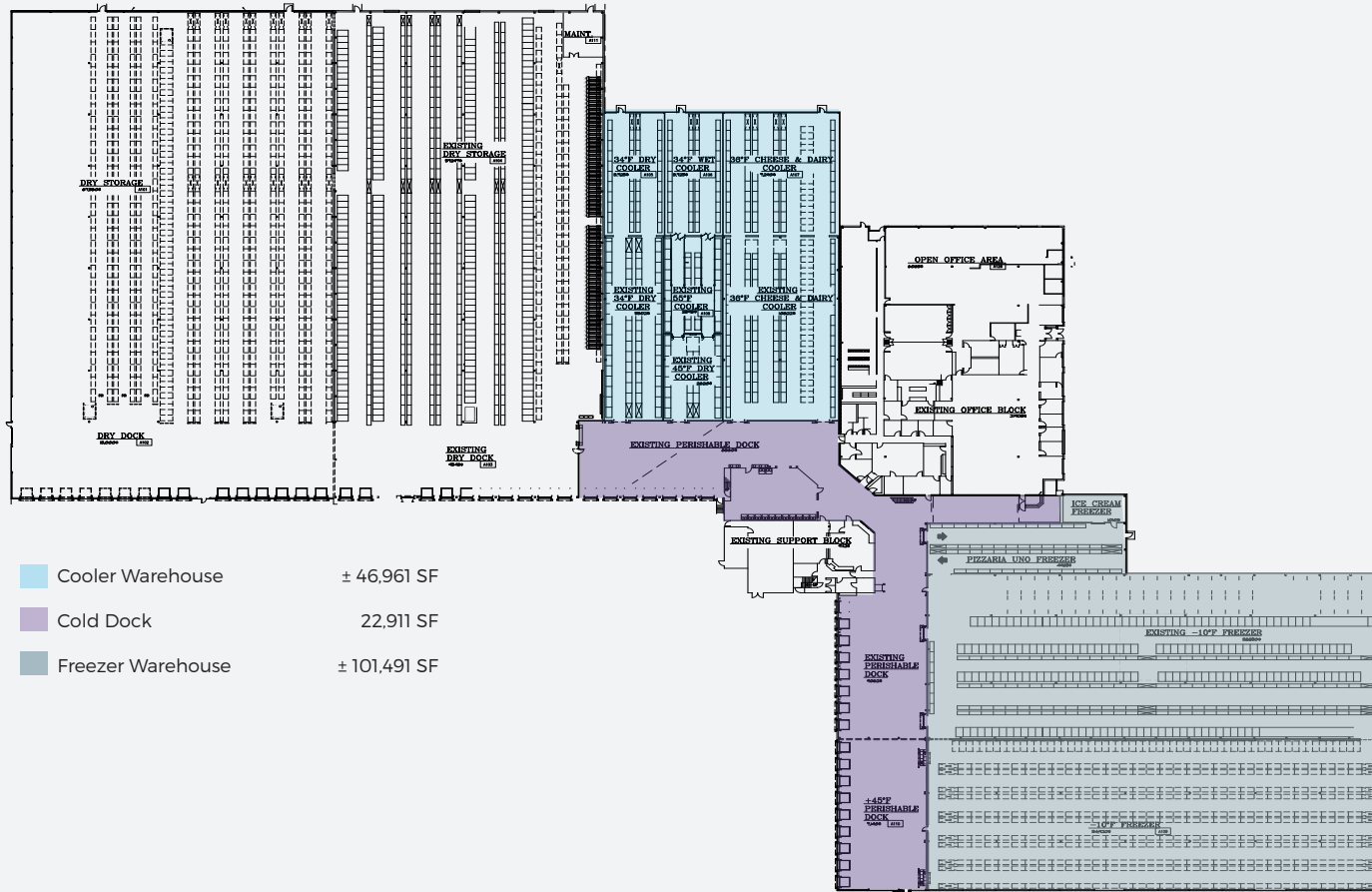
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Demising Option 2



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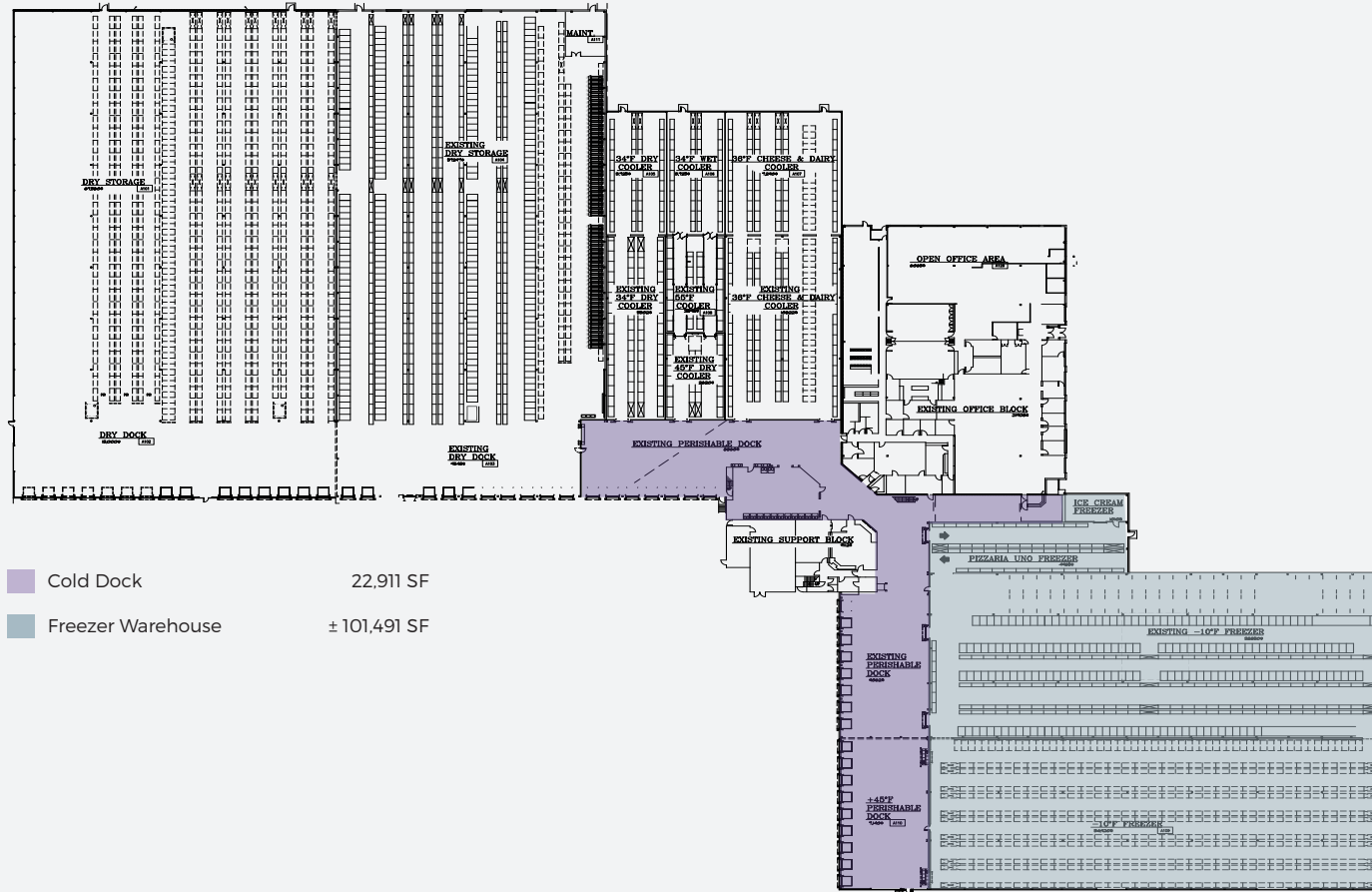
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Demising Option 3



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CONSTRUCTION

- Insulated metal panel construction
- TPO roof
- Roof insulation: 2.75" in dry, 5.25" in cooler, 9" in freezer
- Ammonia refrigeration system
 - ± 16,000 lbs.
 - 1989 original construction, 1998 addition
- Concrete truck courts and parking lots
- Sprinklers
 - Freezer: double interlock pre-action sprinklers
 - Cooler: dry sprinkler system
 - Dry: wet ESFR



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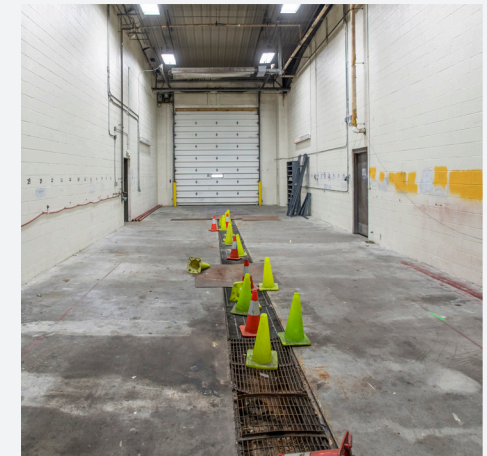
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TRUCK MAINTENANCE

- Truck maintenance: ± 11,777 SF
- ± 30,000 gallon above ground diesel fuel tank
- Exterior fuel island
- Four (4) maintenance bays
- One (1) truck wash station



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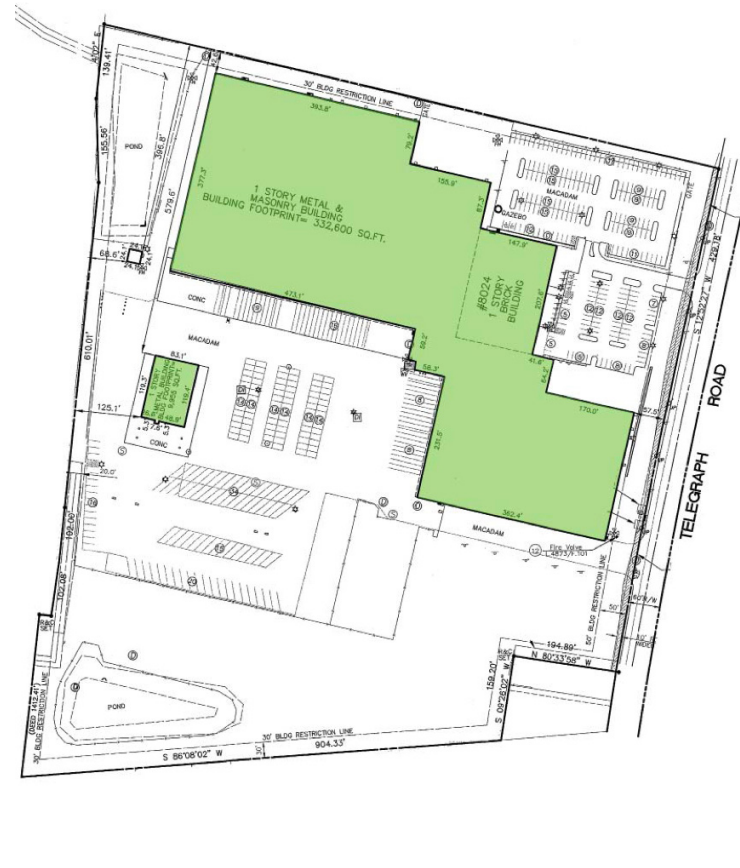
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SITE

- ± 30.95 acre site
- 162 trailer & 318 auto parking positions
- Fully fenced & gated with a security guard shack



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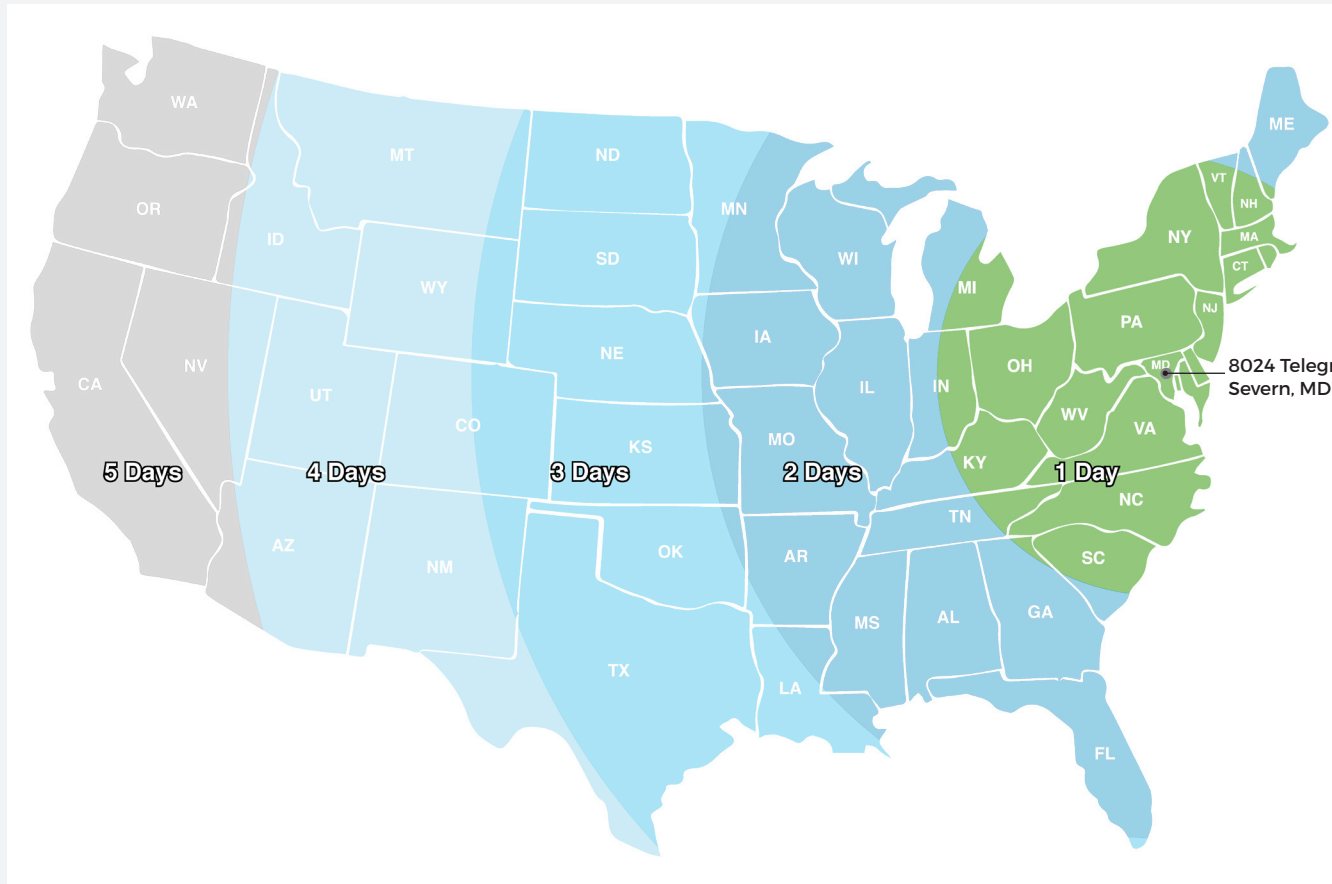
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NATIONAL DRIVING DISTANCES

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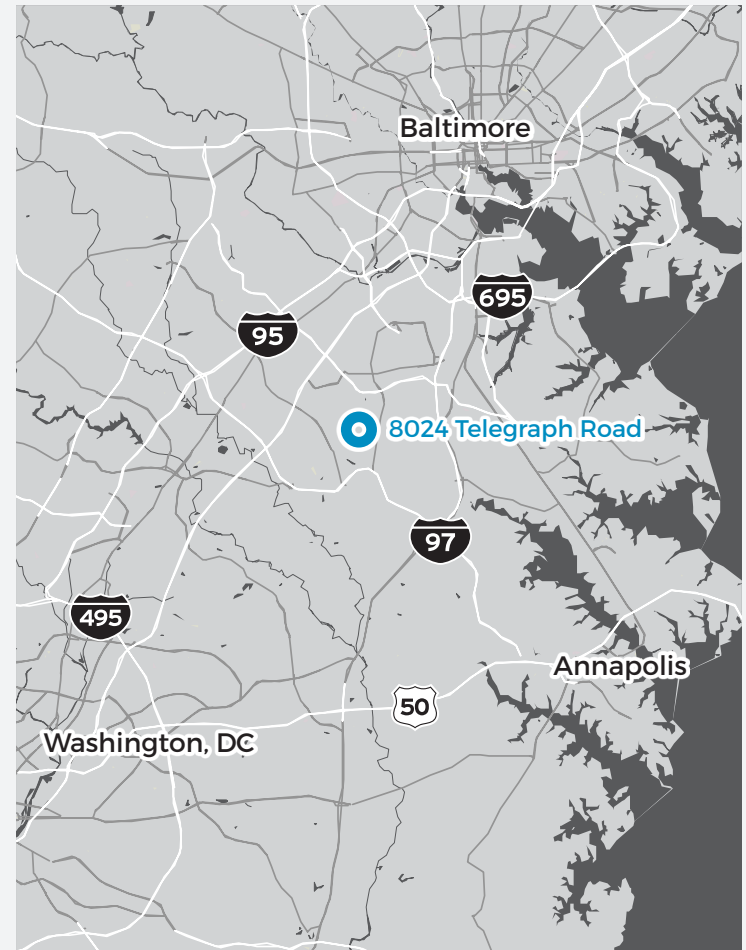
Proximity to Regional Ports



Proximity to Washington, D.C. and Baltimore City

Regional Driving Distances

- 5.6 miles**
Baltimore-Washington International Airport (BW)
- 16.1 miles**
Port of Baltimore
- 16.3 miles**
Downtown Baltimore
- 19.9 miles**
Washington, DC
- 115 miles**
Downtown Philadelphia



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