



**7001 QUAD AVENUE | ROSEDALE, MD 21237**PRIME MID-ATLANTIC LOCATION

# 129,500 SF AVAILABLE

# **Eastport Industrial Center**

The Industrial Core of the Mid-Atlantic



## **FEATURES + SPECS**

**BUILDING SIZE: 621,144** SF

AVAILABLE SPACE: 129,500 SF

SITE SIZE: 32 acres





FIRE PROTECTION: ESFR Sprinkler



**TRUCK COURT:** ±120' - ±130', with depth reaching 150' on south side



**LOADING CONFIGURATION:** 

Cross-dock



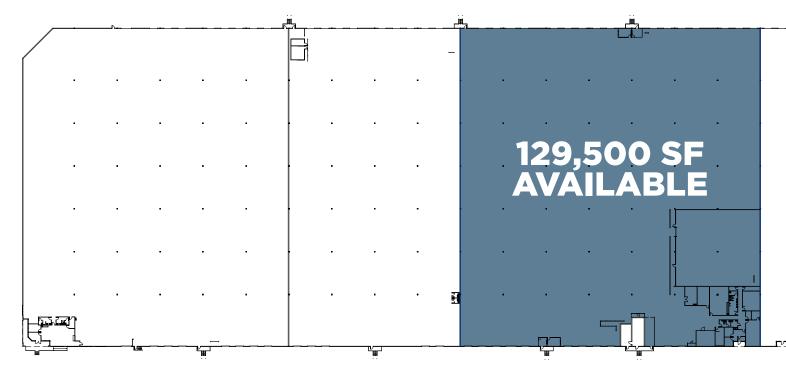
**DOCK DOORS:** 25 dock doors



OFFICE SPACE: 3,500 SF±



**DRIVE-IN DOORS:** Two (2) 12' x 14'







**ZONING:** MH-IM, Baltimore County



**HEAT:** Gas Fired Heaters



**PARKING:** 55 car spaces



**⇔ COLUMN SPACING:** 50'w x 50'd

50' x 60' in Staging area



**CEILING HEIGHT: 32**'



YEAR BUILT: 2004



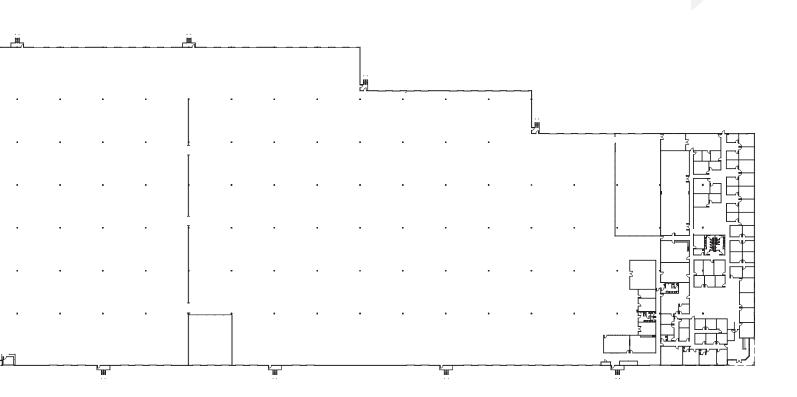
CONSTRUCTION TYPE: Tilt Wall



ROOF TYPE: Single ply, .045" thick, non-reinforced EPDM membrane



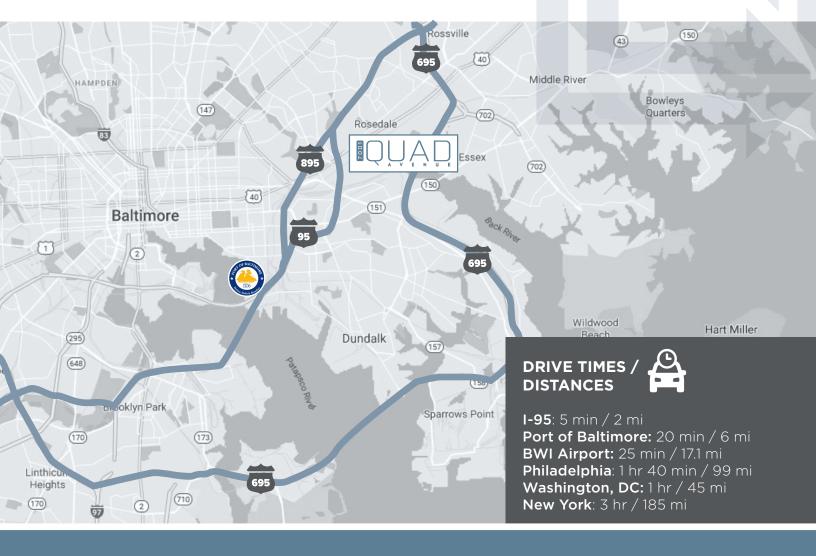
**LIGHTING:** T-5 Lamps











### properties.cbre.us/7001QuadAvenue

#### FOR MORE INFORMATION

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