



7001 QUAD
A V E N U E

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



TRUCK COURT: $\pm 120'$ - $\pm 130'$, with depth reaching 150' on south side



AVAILABLE SPACE: 129,500 SF



LOADING CONFIGURATION: Cross-dock



SITE SIZE: 32 acres



CLASS: A



DOCK DOORS: 25 dock doors



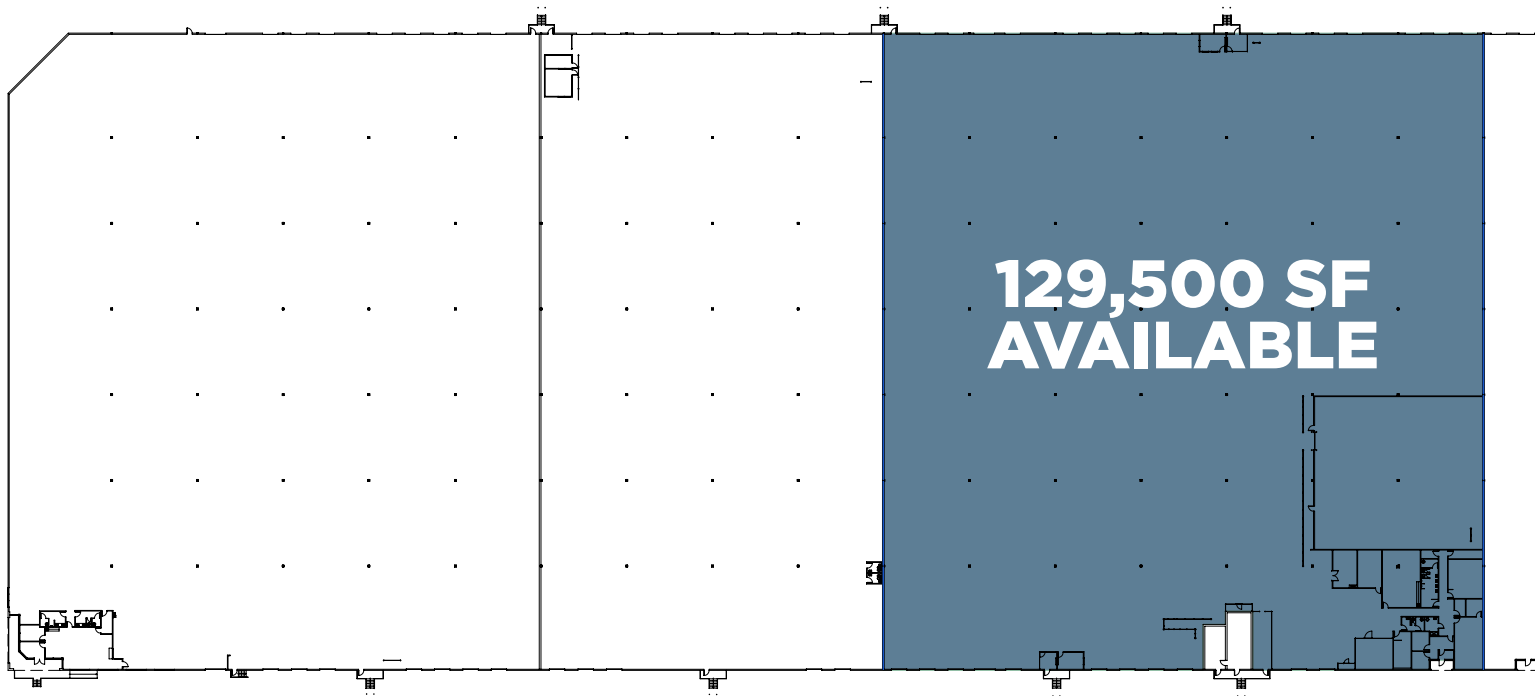
FIRE PROTECTION: ESFR Sprinkler



OFFICE SPACE: 3,500 SF \pm



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





ZONING: MH-IM, Baltimore County



YEAR BUILT: 2004



HEAT: Gas Fired Heaters



CONSTRUCTION TYPE: Tilt Wall



PARKING: 55 car spaces



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



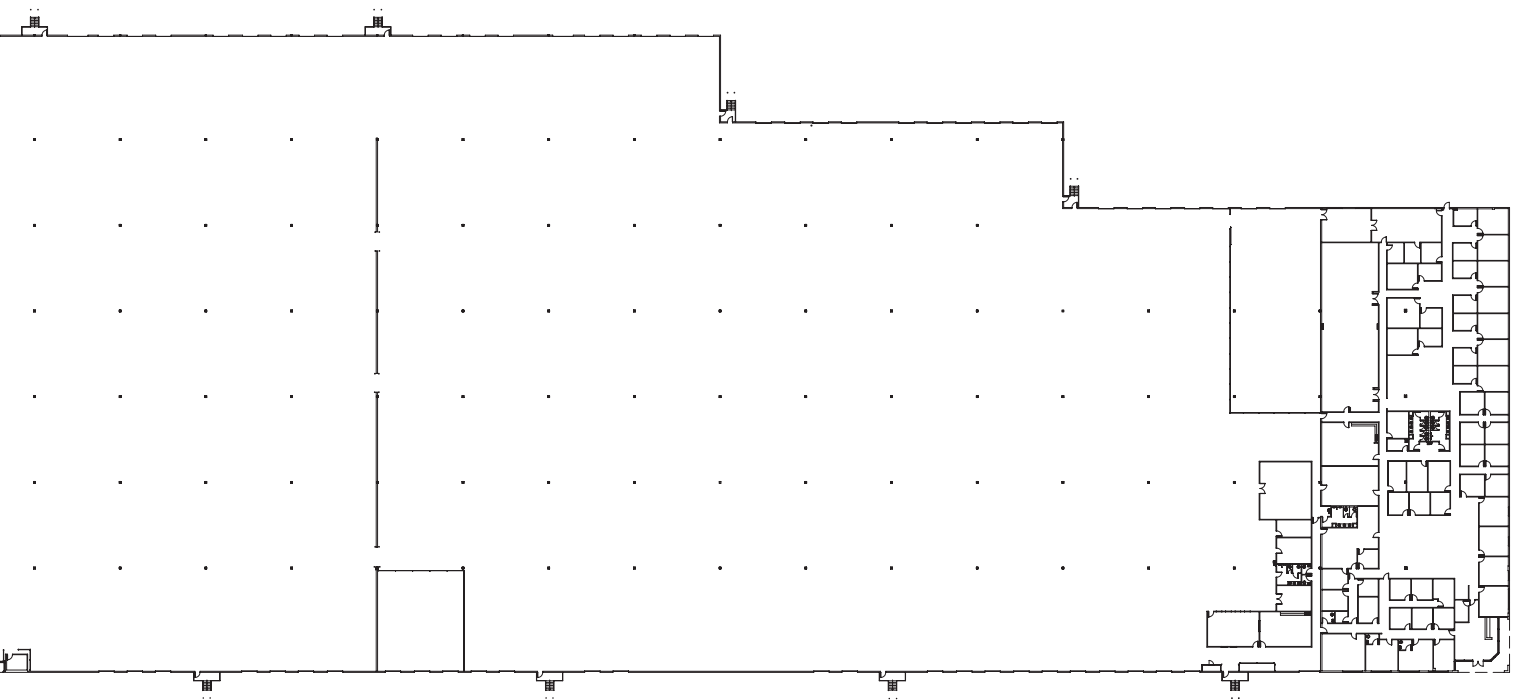
COLUMN SPACING: 50'w x 50'd
50' x 60' in Staging area



LIGHTING: T-5 Lamps



CEILING HEIGHT: 32'





I-95: 5 min / 2 mi
Port of Baltimore: 20 min / 6 mi
BWI Airport: 25 min / 17.1 mi
Philadelphia: 1 hr 40 min / 99 mi
Washington, DC: 1 hr / 45 mi
New York: 3 hr / 185 mi

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