

103 FULFILLMENT DRIVE EDGEWOOD, MD 21040

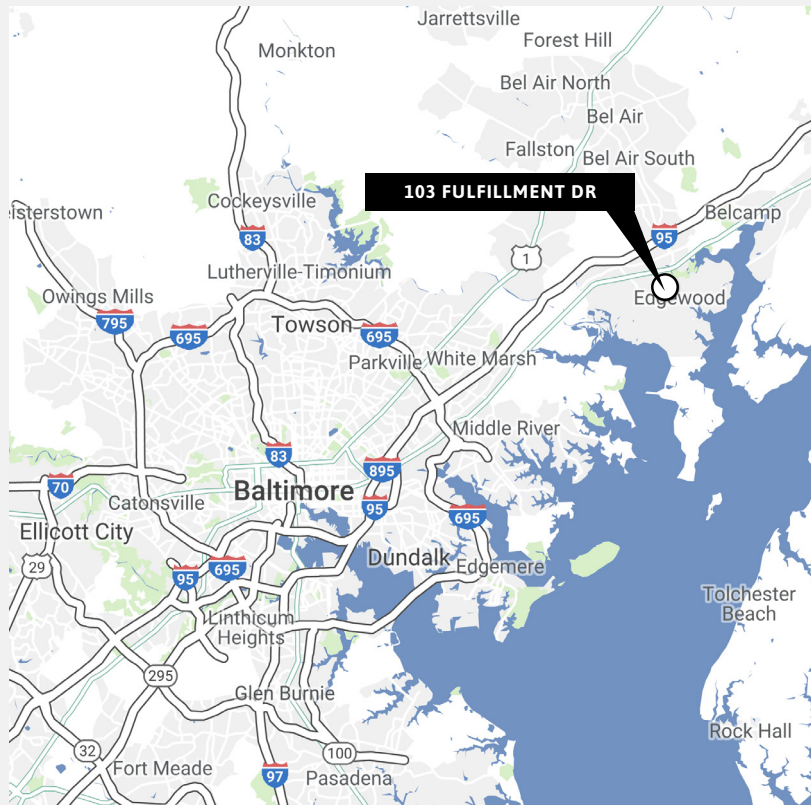
CLASS A INDUSTRIAL BUILDING

49,290 ± SF Available



CBRE

Property Location



DRIVE DISTANCE / TIME

I-95

3 Miles / 4 Minutes

695

14 Miles / 17 Minutes

Port of Baltimore

24 Miles / 27 Minutes

BWI

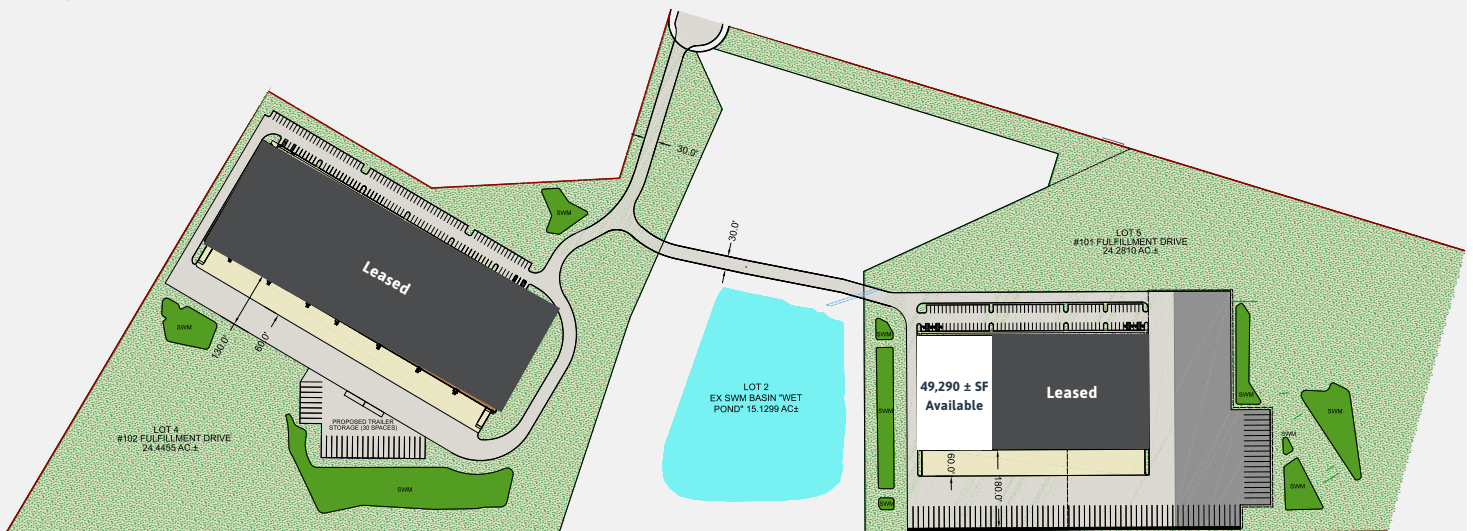
34 Miles / 38 Minutes

INCENTIVES

Edgewood / Joppa Enterprise Zone

- Real property tax credits on capital investment up to 10 years
- State income tax credits
- Credits for hiring "economically disadvantaged" employees
- One time \$1,000 credit for all other eligible new jobs.

Site Plan



103 Fulfillment Drive

Building Size

140,450 ± SF

Available Space

49,290 ± SF

Office Space

1,571 SF

Building Dimensions

530' W X 265' D

Ceiling Height

32' Clear

Column Spacing

52' W x 41' D

Floor

7" Unreinforced Concrete on 6" Stone

Construction Type

Concrete Tilt Up

Electrical Service

3,000 Amps 277/480 Volt, 3 Phase,
4-Wire Service

Lighting

LED Fixtures with Motion Sensors

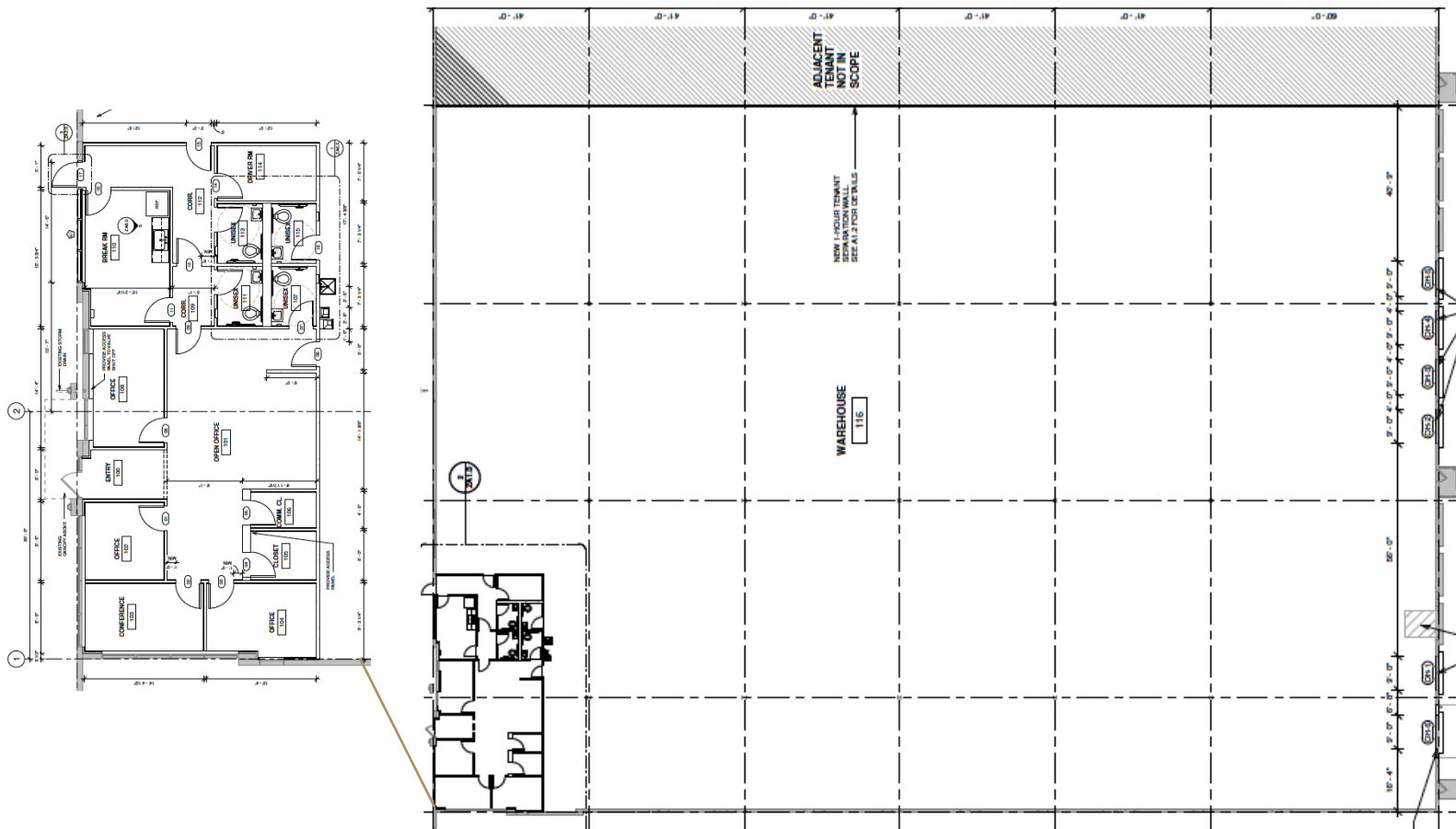
Sprinkler System

ESFR System

Loading

12 Docks (9' x 10')

BUILDING FLOORPLAN



FOR MORE INFORMATION

Toby Mink

Executive Vice President
+1 410 688 2727
toby.mink@cbre.com

Matt Laraway

Senior Vice President
+1 443 845 7397
matt.laraway@cbre.com

Ridgely Bowman

Transaction Specialist
+1 410 207 9631
ridgely.bowman@cbre.com

