



AVIATION STATION

MIDDLE RIVER, MD

2800 EASTERN BOULEVARD • BALTIMORE, MD 21220

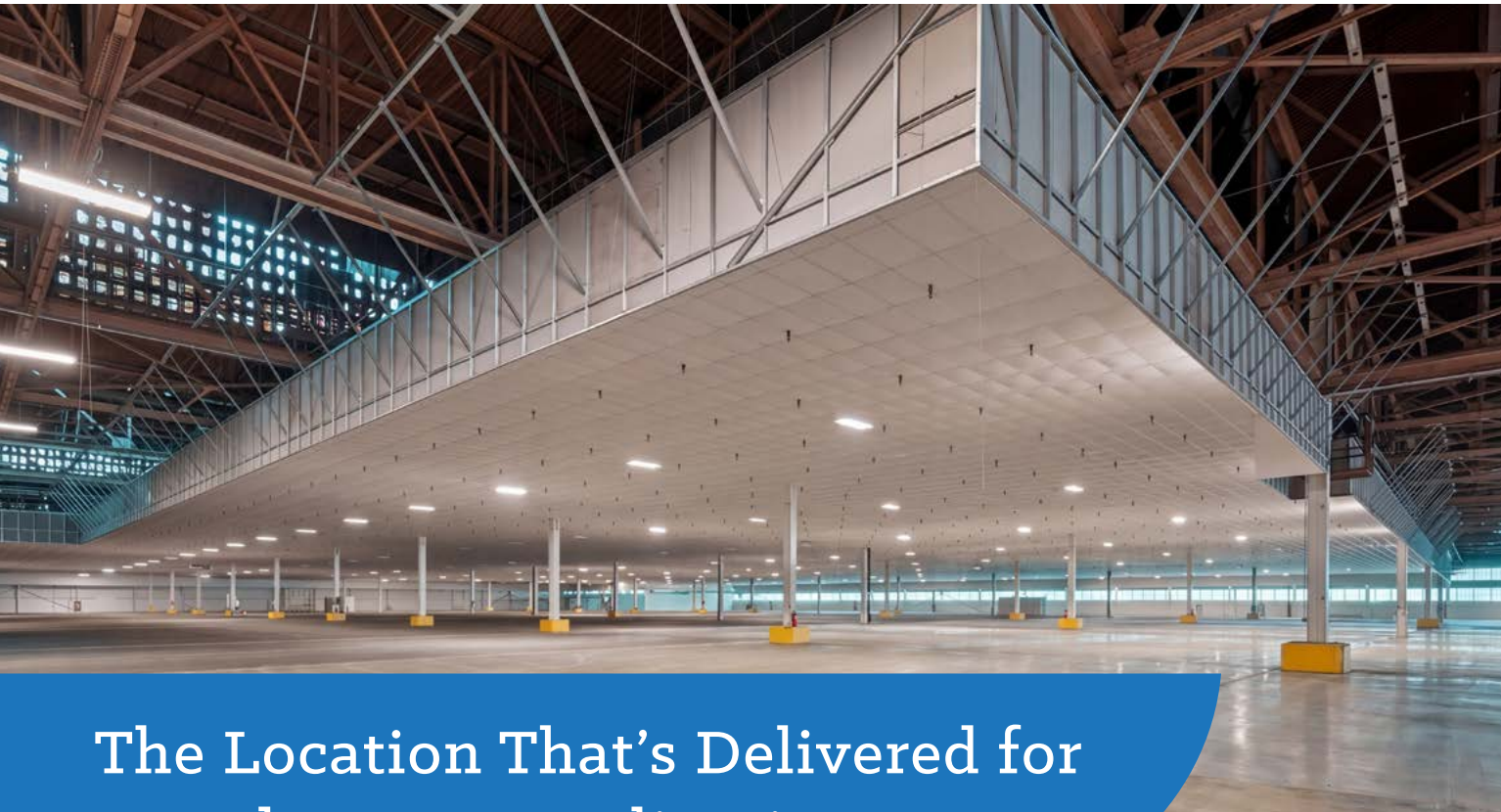


600,000 SF AVAILABLE

10,000 AMPS of Power and 18" Floors



REICH  BROTHERS

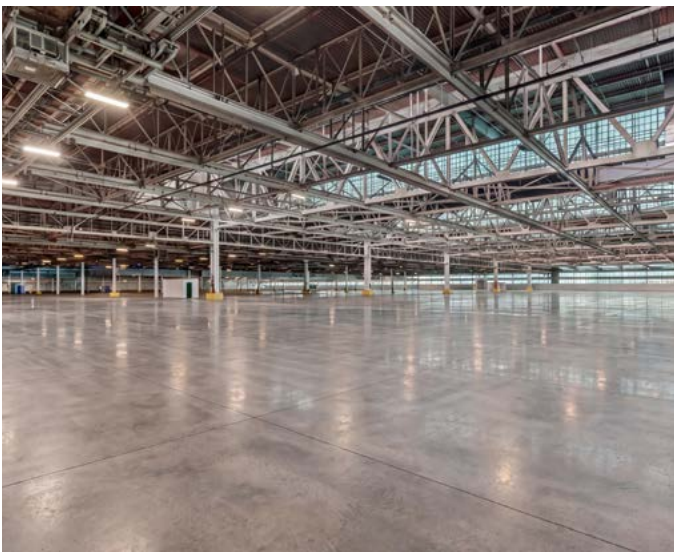


The Location That’s Delivered for Decades—Now Delivering More

This historic 1.3 million square foot logistics warehouse represents decades of proven operational success in Baltimore’s thriving industrial market, now completely rebuilt in 2023 to meet today’s demanding logistical requirements. With 600,000 square feet of available space, the facility combines the reliability of a time-tested location with modern capabilities including high power infrastructure, rail potential, and heavy floor load capacity. Strategically positioned with immediate access to I-95 and I-695, this landmark structure offers tenants the competitive advantage of an established, proven location while delivering the superior amenities and operational efficiency that today’s logistics operations demand.



	Available	600,000 SF, fully secured
	Storage Capabilities	5 acres of paved and secured outside storage; can be used for trailer parking
	Clear Height	24’-30’ clear
	Column Spacing	100’ x 50’
	Floor	18”
	Fire protection	ESFR and Wet System
	Docks	42 Electronically operated dock doors with seals and edge of dock levelers
	Drive-in Doors	Drive-in and Drive-thru capability, 14’ tall
	Utilities	Natural gas, city water & sewer
	Power	10,000 AMPS
	Car Parking	80 spaces
	Office Space	Multiple office pods throughout
	Opportunity Zone	Yes
	Rail Potential	Yes





New Walmart Super Center Coming Soon

Plans are underway to develop a 171,000 SF Walmart Supercenter with complementary retail tenants. The new center will enhance visibility for logistics center tenants while serving as a valuable on-site amenity.



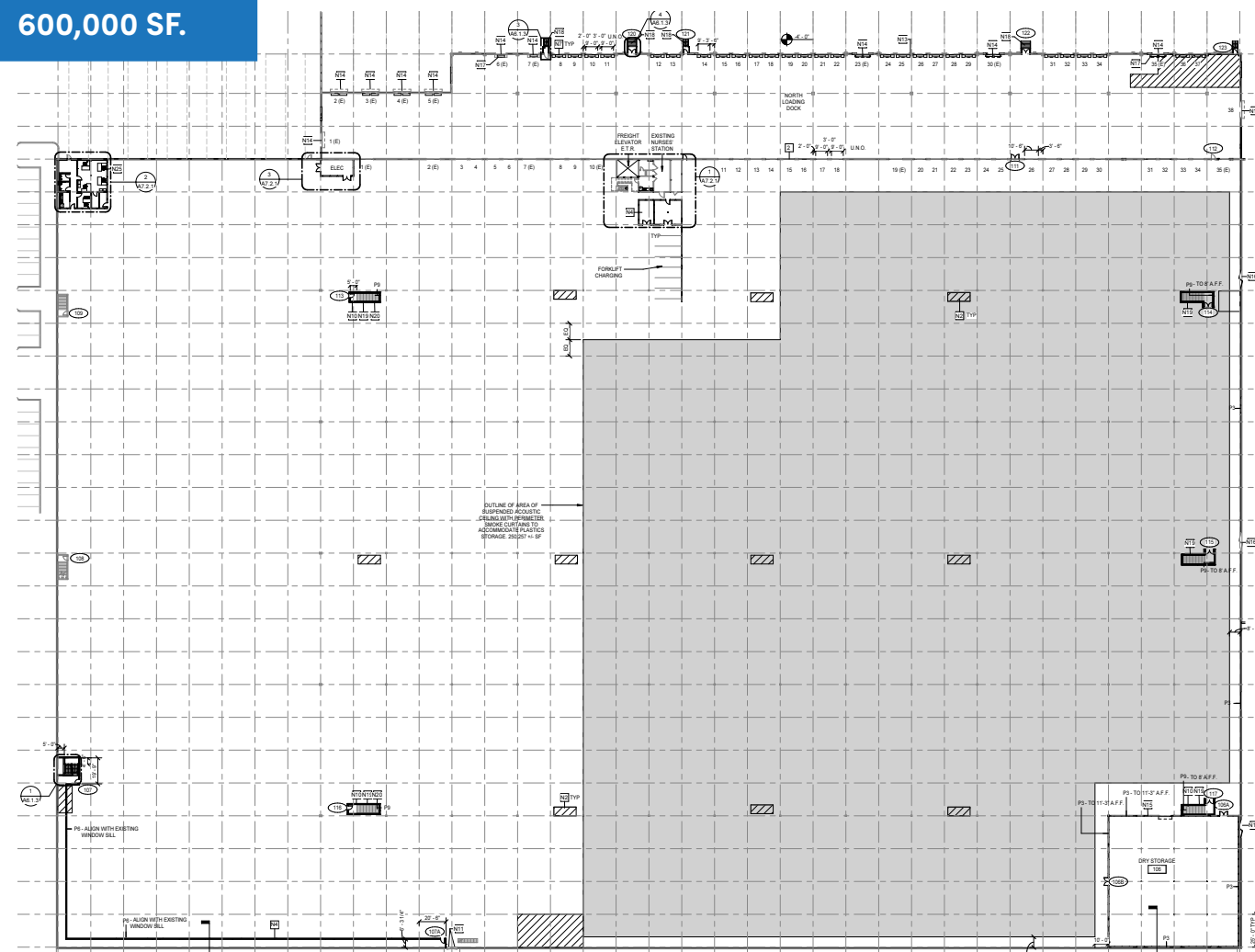
Secured Truck Court/IOS

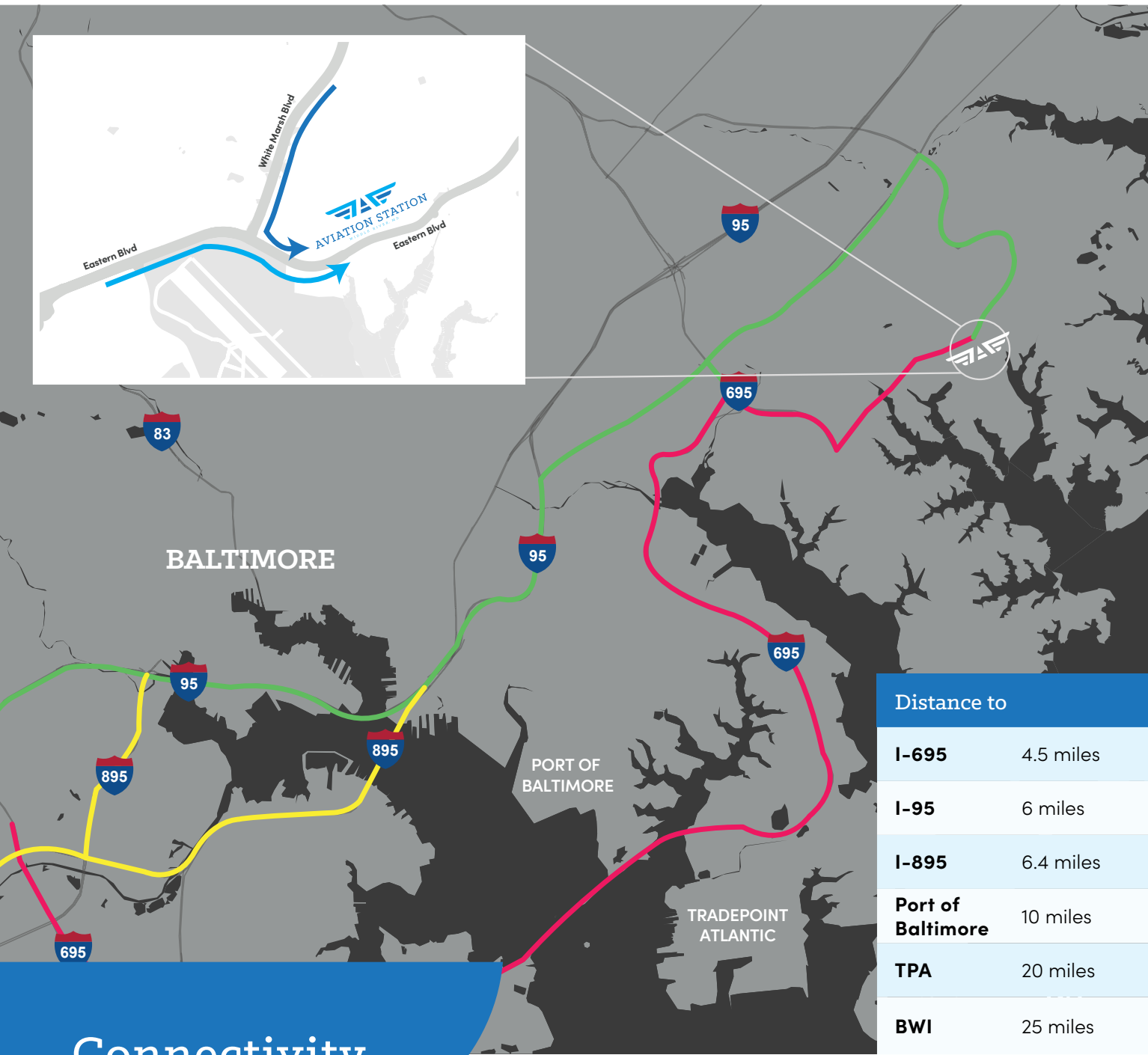
**600,000 SF
AVAILABLE**

Site Plan



600,000 SF.





Connectivity

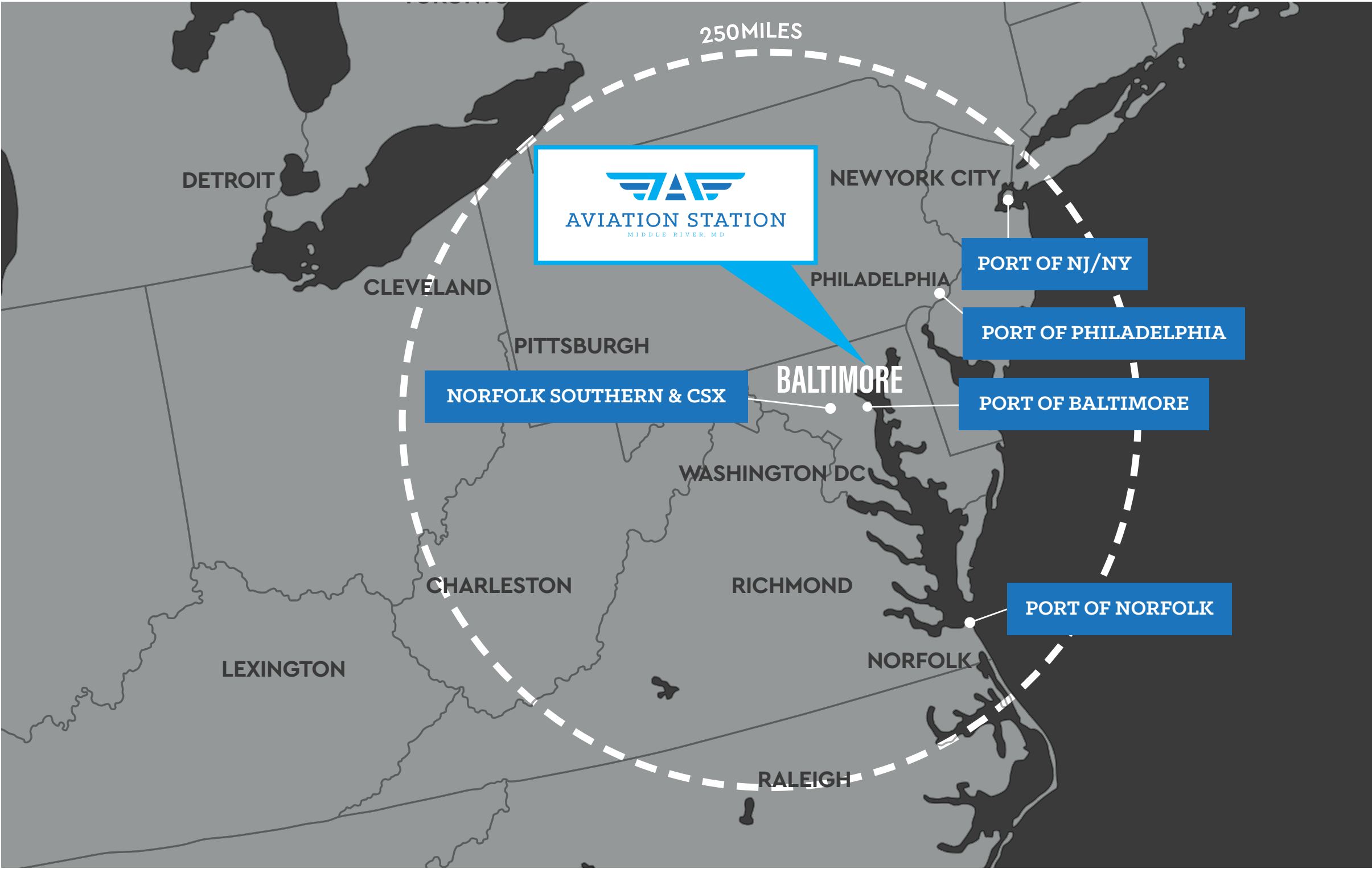


Corporate Neighbors

Distance to Major Cities		
Baltimore, MD	12.3 miles	28 minutes
Washington, DC	53.2 miles	1 hour, 10 minutes
Philadelphia, PA	93.7 miles	1 hours, 30 minutes
Richmond, VA	163 miles	2 hours, 45 minutes
New York City, NY	180 miles	2 hours, 55 minutes

Distance to Major Ports		
Port of Baltimore	14.3 miles	23 minutes
Port of Philadelphia	95.9 miles	1 hour, 35 minutes
Port of NY/NJ	168 miles	2 hours, 45 minutes
Port of Norfolk	248 miles	3 hours, 55 minutes

Proximity





Labor Density



Demographics Labor Market

30 Mile Drive Time



2,769,648

Population



1,093,108

Households



\$97.979

Average Household Income

Baltimore Logistics and Proximity to the Port



Baltimore’s East Coast positioning makes it a magnet for e-commerce and distribution operations. Direct rail connections through CSX and Norfolk Southern, plus immediate interstate access from port terminals, create seamless logistics flow

Recent infrastructure upgrades have transformed the Port’s capacity. Four new Neo-Panamax cranes and an expanded deep-water berth now handle multiple large-scale cargo vessels simultaneously. The recent completion of the CSX Howard Street Tunnel project

unlocks doublestack rail capability connecting New England through Florida and extending west to Chicago and the Ohio Valley, eliminating a critical bottleneck.

Aviation Station capitalizes on this strategic advantage with unmatched proximity just minutes from the Port of Baltimore and 15 miles from BWI Airport. The facility’s location in Middle River positions operations within 45 minutes of the Washington DC Metro Area and 1 hour from Philadelphia, delivering direct reach across the East Coast’s major population centers



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