

1351
— BRASS MILL ROAD —

**INDUSTRIAL
OPPORTUNITY
AVAILABLE
NOW**

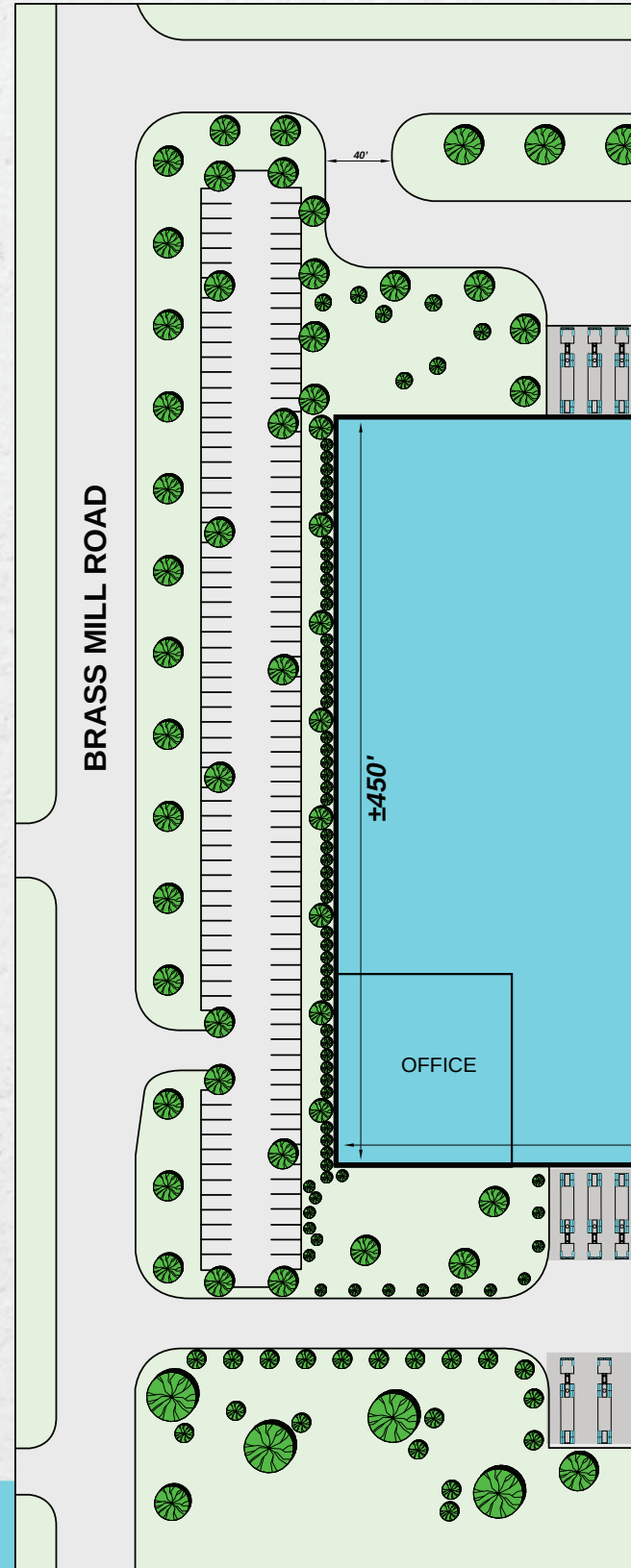
CBRE

Knott
Realty Group

252,400 SF
expandable to
±400,000 SF

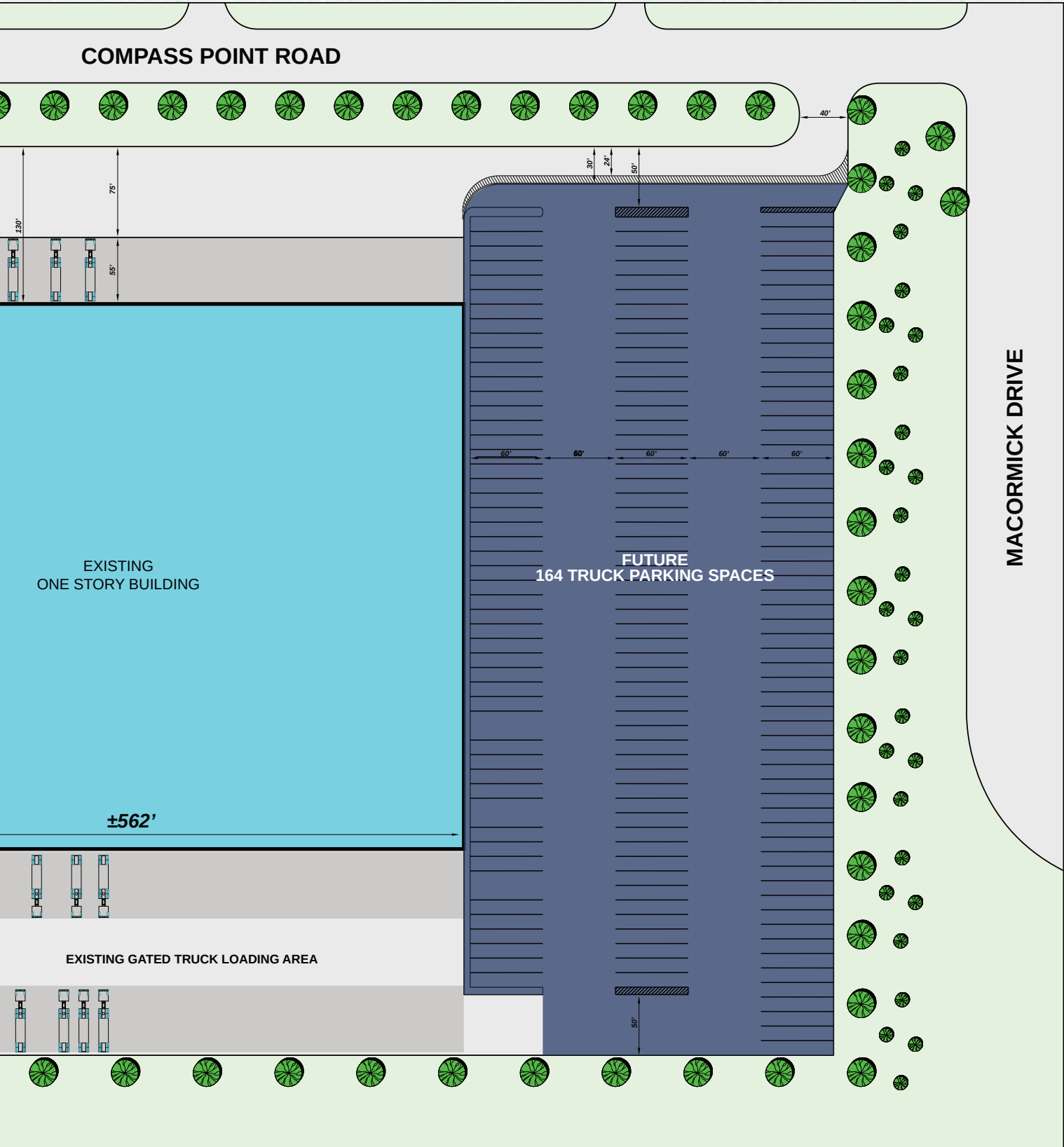
PROPERTY DETAILS

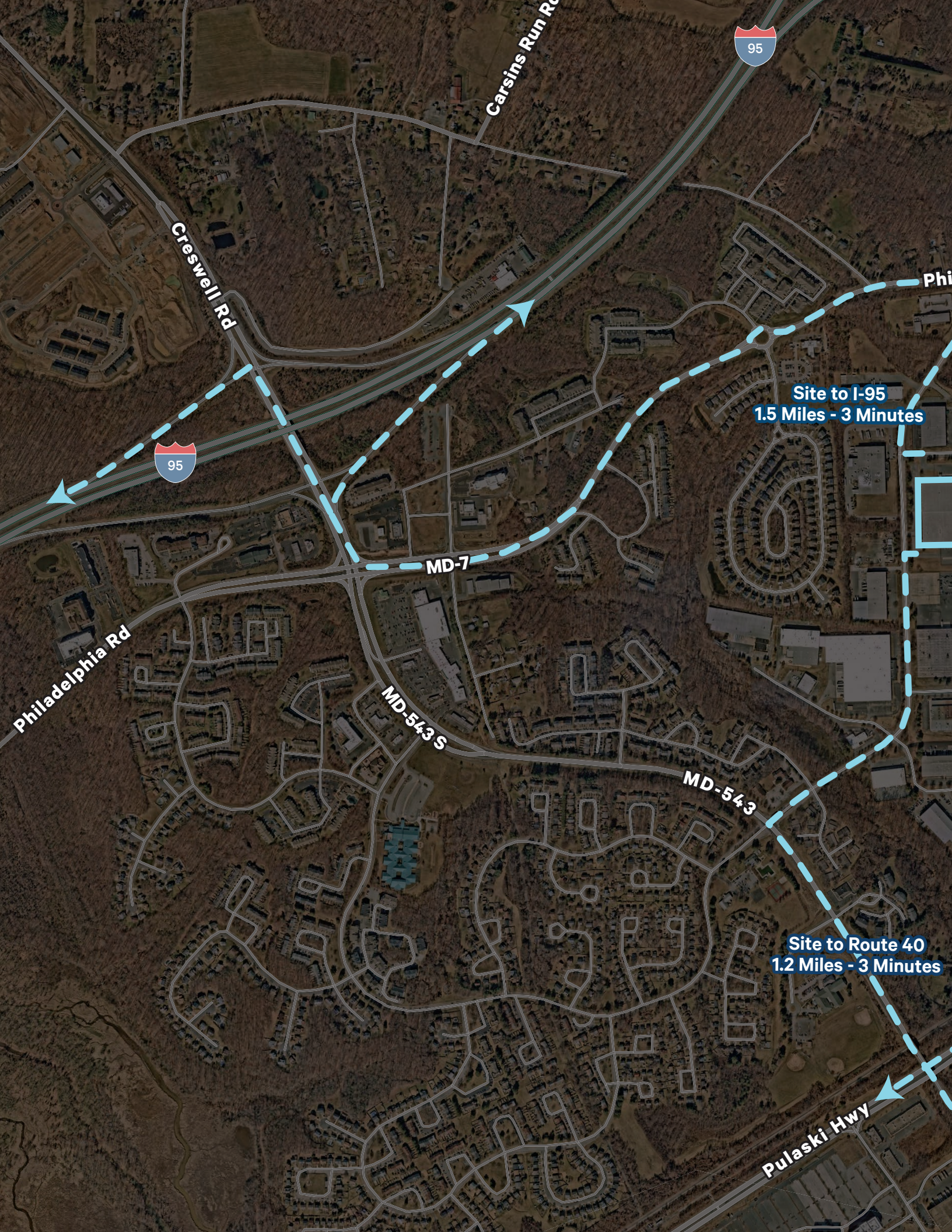
- + **Property Type:** Warehouse
- + **Year Built:** 1986
- + **Square Footage:** 252,400 SF
expandable to $\pm 400,000$ SF
- + **Car Parking Ratio:** .45/1,000 SF
expandable
- + **Truck parking:** 38 expandable
- + **Ceiling Height:** 26' - 32' clear
- + **Column Spacing:** 51'(W) x 50'(D)
- + **Sprinkler System:** ESFR
- + **Heating Source:** Gas
- + **Zoning:** GI
- + **Loading:** 56 docks and 1 drive-in door,
fully equipped
- + **Lighting:** LED Lighting with motion
sensors and 15' whips



SITE PLAN

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Creswell Rd

Carsins Run Rd



Phi

Site to I-95
1.5 Miles - 3 Minutes

MD-7

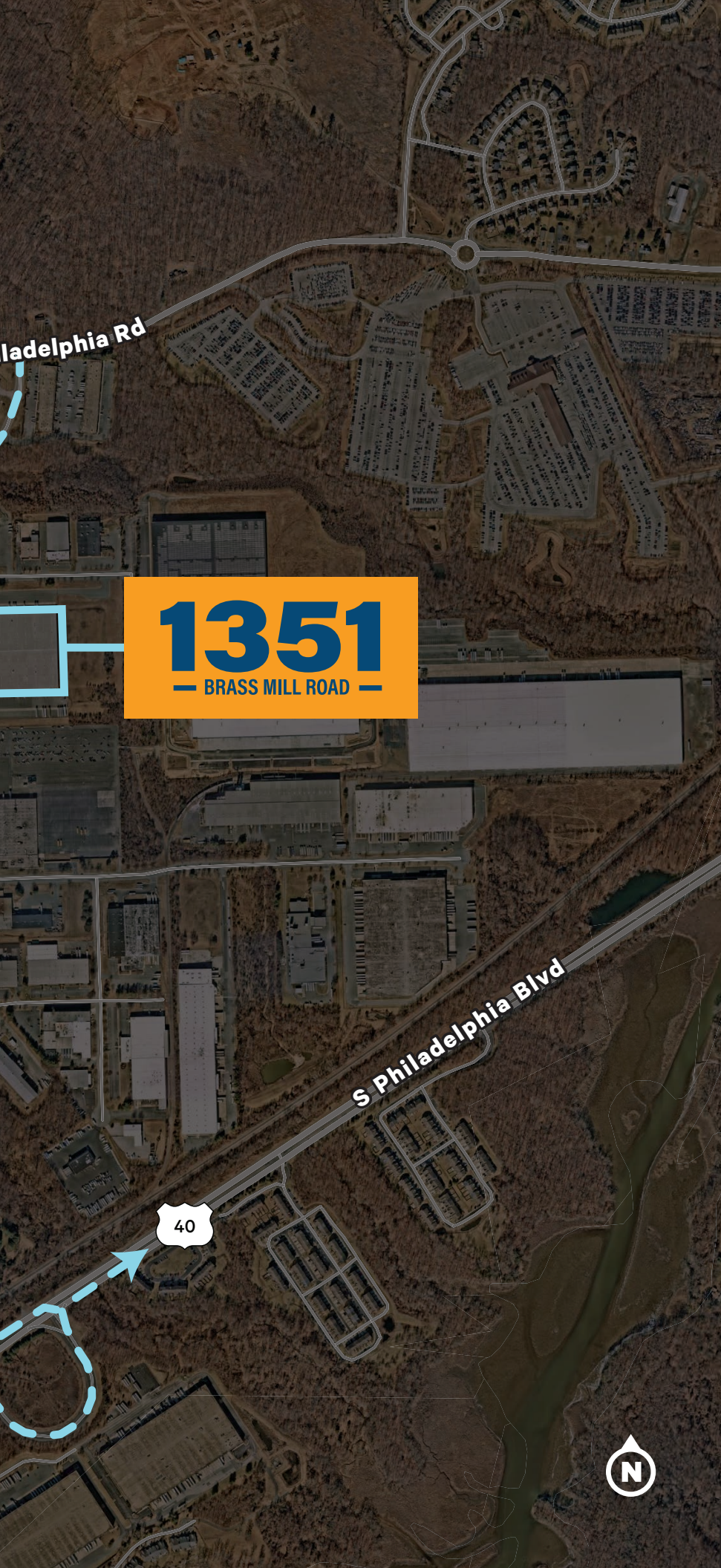
Philadelphia Rd

MD-543 S

MD-543

Site to Route 40
1.2 Miles - 3 Minutes

Pulaski Hwy



INGRESS **MAP**



AERIAL VIEW



252,400 SF



WAREHOUSE LOADING



DRIVE-UP DOCKS

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- ★ 1351 Brass Mill Rd
- Brass Mill Rd Tenant
1. WAVE
 2. COTY
 3. United Source One, Stewart Moving & Storage
 4. National Gypsum
 5. Chesapeake Spice Co.
 6. Citrus & Allied
 7. Sephora
 8. Increditek
 9. J&J Mechanical
 10. United Souvenir & Apparel
 11. Penske
 12. Tiley Chemical
 13. Cameron Ashley Building Products
 14. Crown Speciality Package
 15. Tic Gums
 16. SUBJECT PROPERTY
 17. Apex Flavors, Glass Health Programs
 18. Crothall Healthcare
 19. Singer Equipment Company
 20. Independent Can

CONTACT INFORMATION

BILL PELLINGTON

Executive Vice President

+1 410 244 3137

bill.pellington@cbre.com

JON CASELLA

Executive Vice President

+1 410 244 3127

jonathan.casella@cbre.com

JUSTIN MOHLER

Senior Vice President

+1 410 244 3116

justin.mohler@cbre.com

RIDGELY BOWMAN

Transaction Specialist

+1 410 207 9631

ridgely.bowman@cbre.com



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