# 6200 SEAFORTH

BALTIMORE, MD

+ 68,956 SF Lab & Industrial Asset
+ Port of Baltimore Location
+ Multiple Paths to Add Value

NEWMARK

CONFIDENTIAL INVESTMENT SUMMARY

EXECUTIVE
# SUMMARY

**Newmark, as exclusive advisor, is pleased to offer for sale the 100% fee simple interest in 6200 Seaforth Street, a 68,956 square foot lab & industrial asset located less than one mile from the Port of Baltimore. The property is 41.5% occupied across three life science tenants whose suites are fully built out with specialized laboratory infrastructure. The remainder of the building is vacant, offering a new owner the ability to convert to institutional lab, reposition as traditional industrial, or any variety of uses that are drawn to the building's port-adjacent location and interstate connectivity.**

Located directly adjacent to the Port of Baltimore, 6200 Seaforth Street offers immediate access to I-95, I-695, and I-895, placing tenants within 45 minutes of Washington, DC and within an overnight drive of one-third of the U.S. population. The surrounding Southeast Baltimore industrial submarket is highly compelling, with zero square feet under construction as of Q1 2026, a 10 year average vacancy rate of just 4.4%, and NNN rents that have grown 3x since 2018. This port adjacent corridor represents one of the most supply constrained industrial markets on the East Coast.

Baltimore's research ecosystem creates a structural and repeatable demand pipeline for this type of product. Johns Hopkins University has launched over 130 spinout companies through Johns Hopkins Technology Ventures over the past decade, raising nearly $5 billion in venture capital, 43% of which has remained in Baltimore. With Class A lab asking rents exceeding $50 to $70+ per square foot, cost sensitive and growth stage companies have limited options, positioning 6200 Seaforth as one of the only viable mid-market lab alternatives in the city.



## INVESTMENT HIGHLIGHTS

**SQUARE FEET**
68,956

**OCCUPIED**
41.5%

**WALT**
3.5 YEARS

**TENANTS**
3 LIFE SCIENCE

**LOCATION**
PORT OF BALTIMORE

**IMMEDIATE ACCESS**
TO I-95, I-695, & I-895

**LEASING STRATEGIES**
MULTIPLE

**CAPTURE DEMAND**
FROM LIFE SCIENCE PIPELINE

**I-1 ZONING**
FLEXIBILITY

## TENANTS

Infinity Bio, Inc. — The Antibody Profiling Company

ChemPacific

MCA Maryland Cannabis Administration

# INVESTMENT **OVERVIEW**

## PORT-ADJACENT LOCATION – BALTIMORE, MARYLAND

+ Less than 1 mile to the Port of Baltimore, the nation's #1 port for autos, roll-on/roll-off cargo, and farm & construction machinery
+ Immediate access to I-95, I-695, & I-895
+ Serves one-third of the U.S. population within an overnight drive
+ Surrounded by institutional industrial ownership including Prologis, Cabot, & BGO

## MULTIPLE VALUE-ADD PATHS FOR NEW OWNERSHIP

+ **Lab lease-up:** Convert vacancy to lab space, targeting Johns Hopkins and University of Maryland spinouts and government contractors
+ **Low-cost provider:** Attract cost-sensitive industrial and flex tenants to a building with immediate access to I-95, I-695, I-895, and the Port of Baltimore
+ **Industrial repositioning:** Add additional dock doors and subdivide vacancy into small bay suites targeting 10,000–30,000 SF industrial, manufacturing, or medical users with I-1 zoning providing flexibility on use
+ **Owner/user:** Acquire a purpose-built lab and industrial facility at a significant discount to replacement cost with existing cash flow

## SUPPLY-CONSTRAINED INDUSTRIAL MARKET

+ Zero square feet under construction within a 3-mile radius as of Q1 2026, with no new industrial or lab product entering the immediate submarket
+ 4.4% 10-year average vacancy rate, one of the most historically tight industrial submarkets in the Mid-Atlantic
+ Submarket NNN rents have increased 3x since 2018, driven by port demand and constrained land supply

## LIFE SCIENCE DEMAND PIPELINE

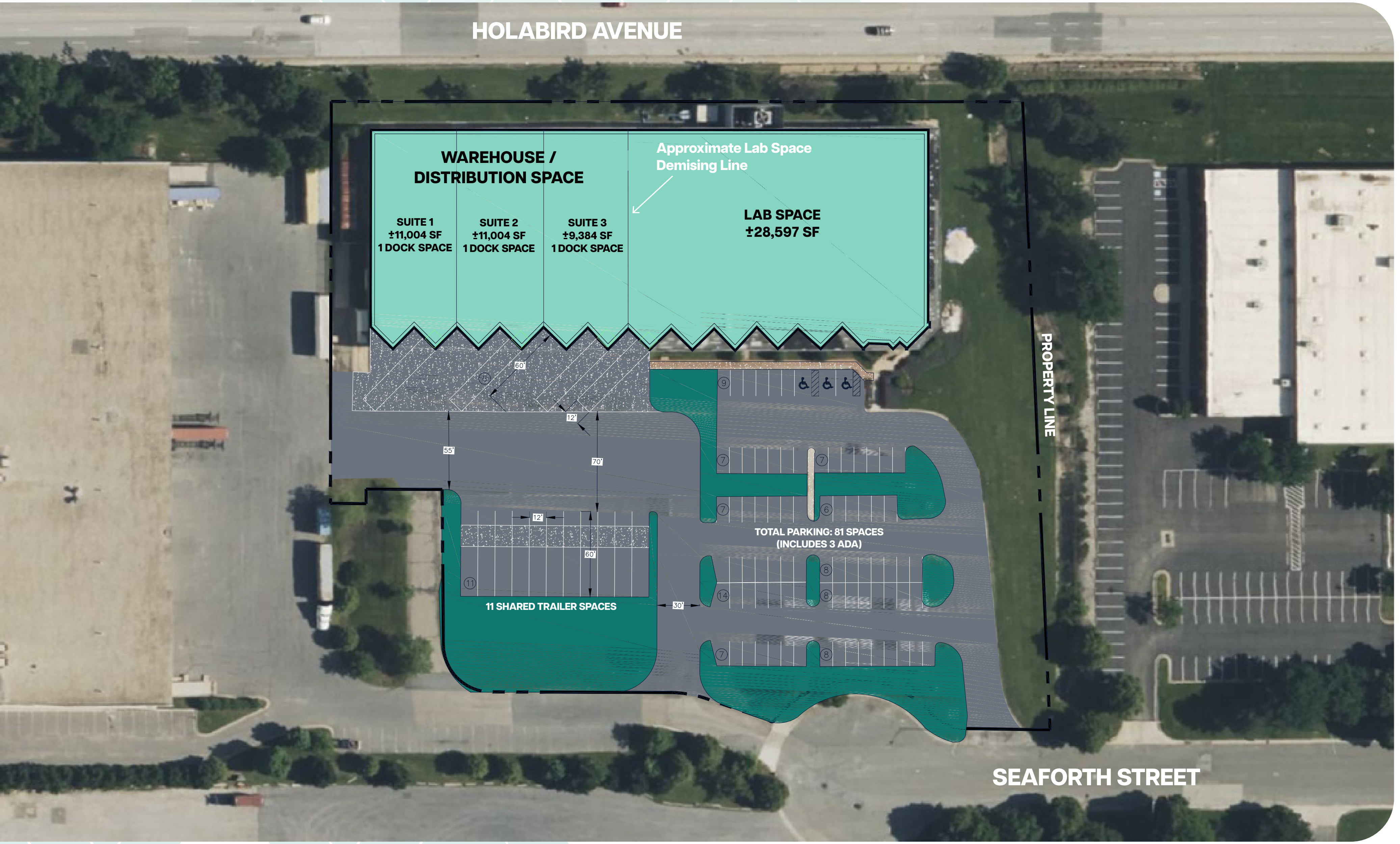
+ Johns Hopkins Technology Ventures has launched 130+ companies raising nearly $5B in venture capital, creating a repeatable pipeline of prospective tenants
+ University of Maryland BioPark, a 14-acre campus home to nearly three dozen life science companies, generates a second repeatable pipeline of growth-stage tenants priced out of Class A space
+ Class A lab rents exceed $50-$70+ PSF across Baltimore's major life science clusters, making 6200 Seaforth one of the only mid-market lab alternatives in the city
+ Maryland receives $2.14B in annual NIH funding supporting over 22,000 jobs

# INSTITUTIONAL OWNERSHIP

**6200 Seaforth Street** is located within a highly institutionalized industrial corridor, surrounded by leading national and global owners including Cabot, Prologis, BGO, Reich Brothers, and Lineage Logistics. These groups have made significant long-term capital commitments to the Port of Baltimore submarket, reinforcing its position as a critical logistics and distribution hub. The concentration of institutional ownership reflects the submarket's underlying fundamentals, including limited supply, strong connectivity, and demand driven by port activity and the broader Baltimore–Washington corridor.



# **INDUSTRIAL REPOSITIONING** VISION






The vacant portion of 6200 Seaforth Street presents a straightforward path to industrial conversion. The building's generous site area provides ample space for dock door installation, truck court configuration, and trailer staging, supporting the conversion to a functional port adjacent distribution facility within an existing institutional quality shell at a significant discount to replacement cost.

*Rendering is conceptual and may not reflect current building conditions or final design.

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