

DRIVE DISTANCES/TIMES

RT 40:	0.75 mi / 2 min
I-95:	4.5 mi / 8 min
695:	23.8 mi / 28 min
Port of Baltimore:	31.8 mi / 42 min
BWI:	41.6 mi / 47 min

LOCATED IN THE GREATER ABERDEEN / HAVRE DE GRACE ENTERPRISE ZONE

Leasing by: Owned & Developed by:



CBRE, Inc. | 100 East Pratt Street | Suite 1700 | Baltimore, MD 21202 | +1 410 244 7100

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EASTGATE



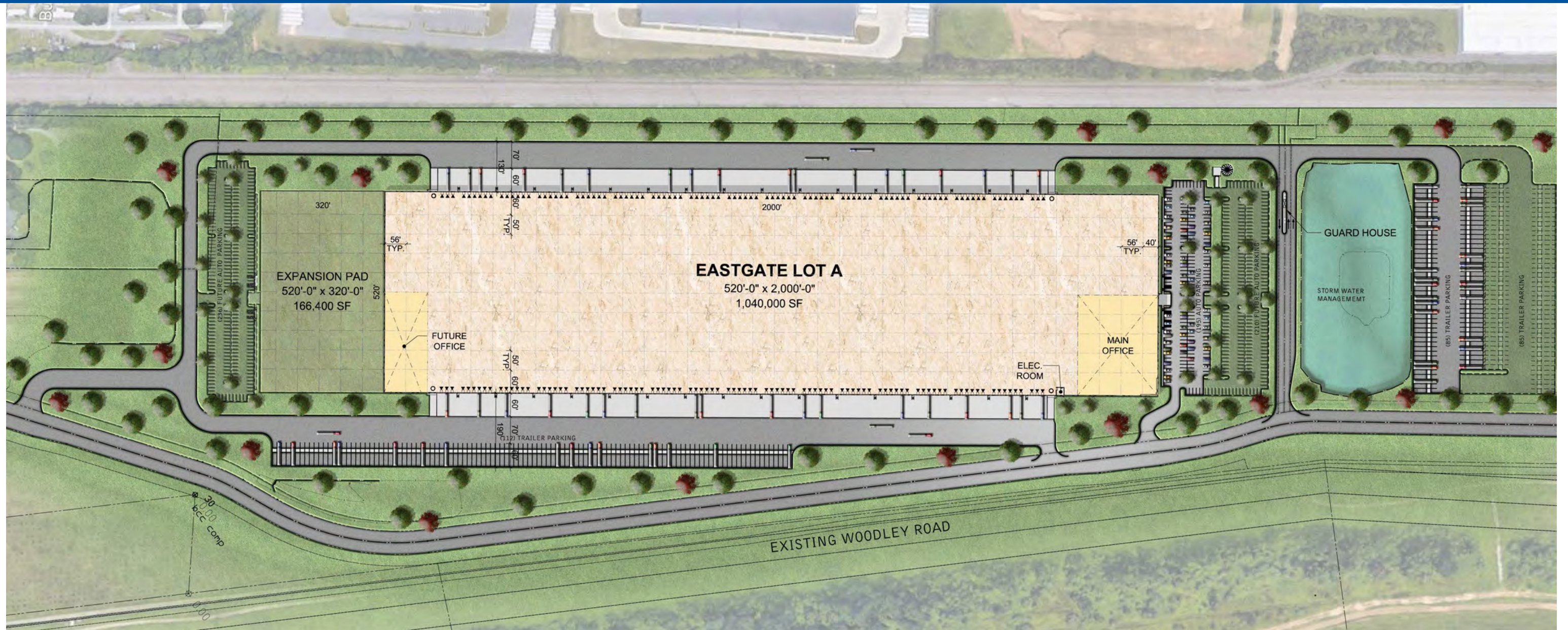
**UP TO 1,200,000 SF
CLASS "A" INDUSTRIAL SPACE
1500 Woodley Road
Harford County, MD 21001
www.eastgate95.com**

MRP | INDUSTRIAL

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SITE & BUILDING FEATURES

Building Size: 1,040,000 - 1,200,000 SF
Land Area: 93 Acres
Ceiling Height: 36' Clear
Floor: 7" Concrete
Column Spacing: Speed Bays 60' x 56'
 Typical Bays 50' x 56'

Building Dimensions: 520' x 2000'
Construction Type: Concrete tilt wall panels, smooth painted finish
Roof Construction: Mechanically fastened 60-mil reinforced EPDM
Electrical Service: 2,000 amp, 277/480 volt, 3-phase service
Lighting: T-5 Fluorescent fixtures
Sprinkler System: ESFR

HVAC: Roof mounted, Cambridge, gas fired unit heaters
Loading: 192 Docks; 4 Drive-ins
Parking: Trailer - 197 stalls; Car - 195 spaces
Utilities: Public water, Natural Gas, Electric, Sewer & Telecom
Zoning: LI (Light Industrial)