



# 1704 Trimble Road

1704 Trimble Road, Edgewood, MD 21040

## Port of Baltimore Dependent Operation

### BUILDING DETAILS

#### Property Overview

<b>Total GLA</b>	105,000 sq. ft.
<b>Year Built</b>	2001
<b>Office Space</b>	4,000 sq. ft.
<b>Trailer Parking</b>	n/a
<b>Car Parking Spaces</b>	87

#### Space Available

**100% Fully Leased**

#### Key Features

- Efficient design and logistics functionality featuring 4 dock doors, 9 drive-in doors, and 13 knockout panels providing a combined loading ratio of 4,038 RSF/door.
- The Property benefits from roughly 9 acres of IOS space that is critical for the tenant's operations for inventory storage, sorting, and loading. The site is fitted with an exterior platform used for efficient on- and off-loading of IOS inventory.
- This property benefits from access to a nationally leading demographic that features an abundant, affordable, and growing blue-collar labor base, along with an affluent consumer pool.
- Strategically positioned within close proximity to Interstate 95, the Port of Baltimore, Baltimore-Washington International Airport, Philadelphia International Airport, and regional hubs for UPS and FedEx.



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