



TOWER LOGISTICS CENTER

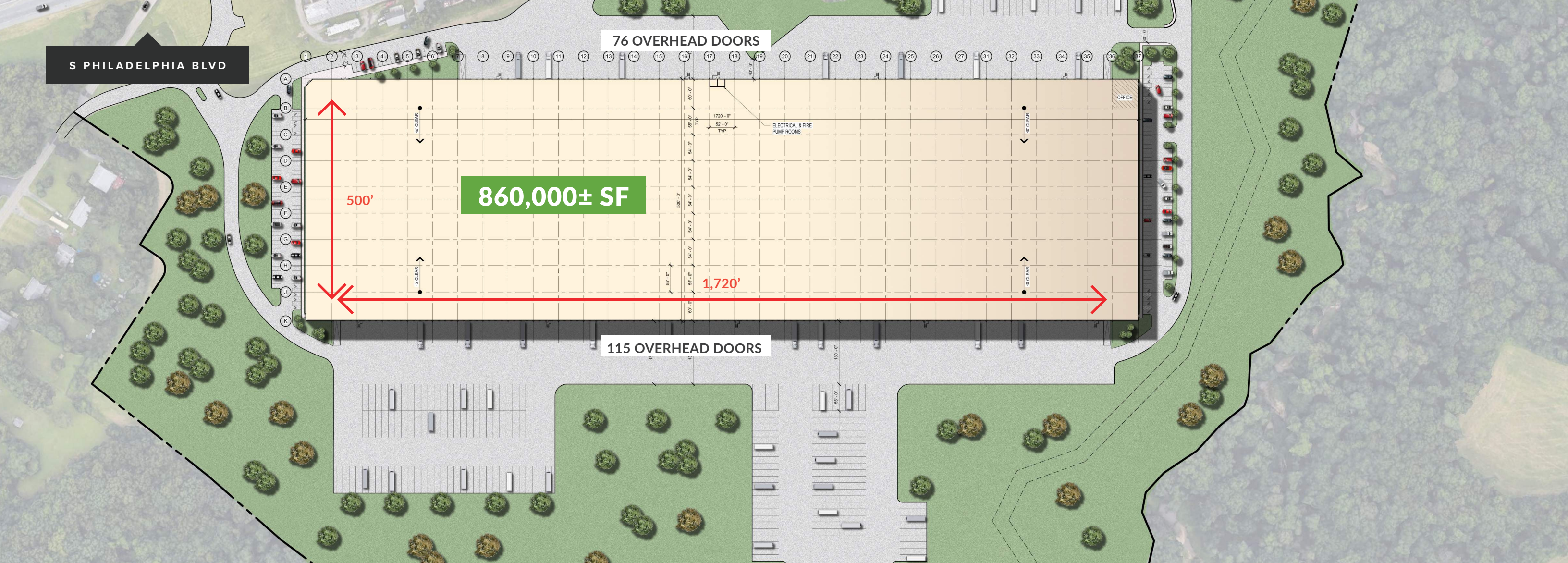
www.towerlogisticscenter.com

An 860,000± SF Distribution Center
Situated on a 98± Acre Site



1225 S Philadelphia Boulevard, Perryman, MD 21001





BUILDING SIZE:	860,000± SF
SITE ACREAGE:	98±
CEILING HEIGHT:	40' Clear
FLOOR:	7" non-reinforced 4,000 PSI concrete slab
COLUMN SPACING:	52'W x 60'D Speed bays & 52'W x 54'D interior bays
BUILDING DIMENSIONS:	1,720' Length x 500' Width
CONSTRUCTION TYPE:	Concrete tilt wall panels, Textured painted finish
ROOF CONSTRUCTION:	60 mil mechanically attached white TPO roof system
ELECTRICAL SERVICE:	4,000 amp, 277/480 volt, 3-phase electrical service
LIGHTING:	LED high-bay fixtures
SPRINKLER SYSTEM:	ESFR
HVAC:	Gas-fired, roof mounted Cambridge heaters
LOADING DOCKS:	(191) 9' x 10' manually operated, insulated sectional overhead doors
DRIVE-IN DOORS:	(4) 12' x 14' electrically operated, insulated sectional overhead doors
DRIVE-IN RAMPS:	(4) Poured-in-place drive-in ramps
PARKING:	413 spaces with the option for 331 future spaces
UTILITIES:	Natural Gas, Electric, Public Water, Sewer
ZONING:	G-I (General Industrial)

Distances to Key Metro Areas



TOWER LOGISTICS
CENTER

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