

BRAND NEW CLASS A

INDUSTRIAL DEVELOPMENT

UP TO 519,163 SF

FOR LEASE



CBRE



**TRADEPOINT
AT SAVAGE CROSSING**

**Your
Strategic
Launchpad**

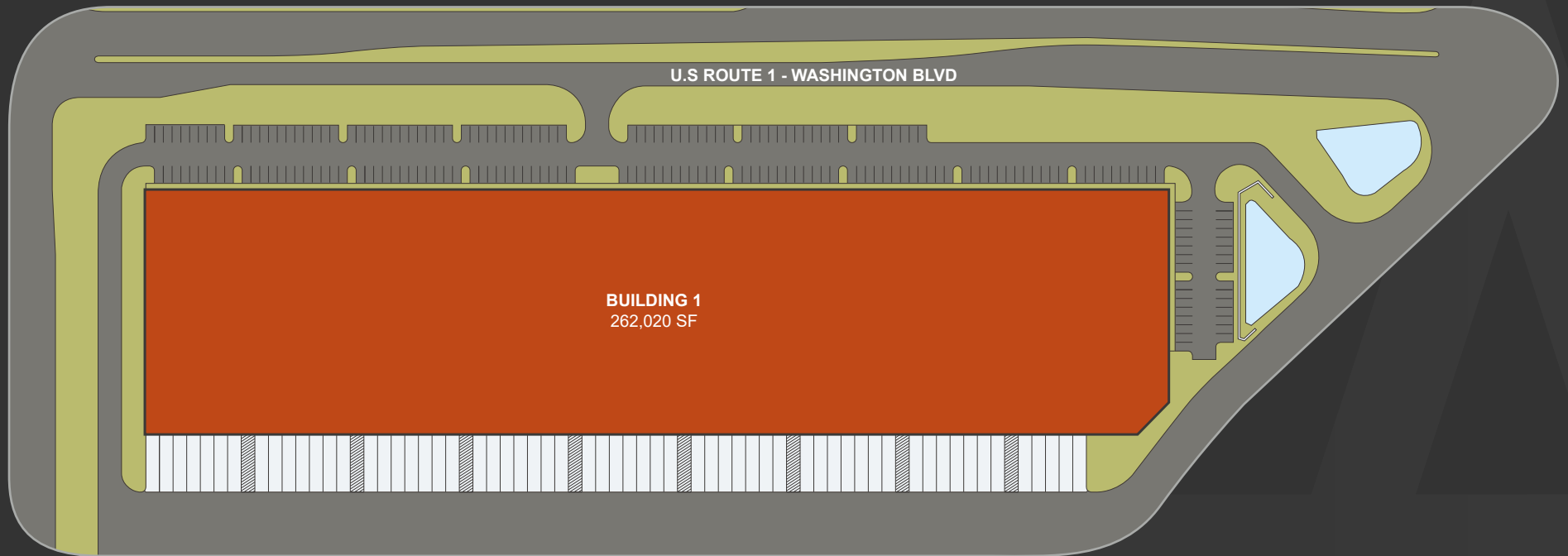
9299 Washington Blvd, Savage, MD



Your Gateway to Growth

- Three brand new Class A industrial buildings totaling **519,163 SF.**
- Convenient infill location at the **heart of the Baltimore-Washington corridor.**
- **Prominent location directly on Route 1 / Washington Boulevard.**
- **Immediate access** to Route 32 and I-95.
- **Local institutional owner and developer.**
- Ability to serve Washington DC, Suburban MD and Baltimore.

Building 1



Building Size:
262,020 SF
DIVISIBLE



Clear Height:
36'



Electrical Load:
Up to 4,000 Amps



Car Parking:
209



Estimated Delivery
Q2 2028



Column Bay Spacing:
50' x 47' 6"
Typical, 60' Speed Bay

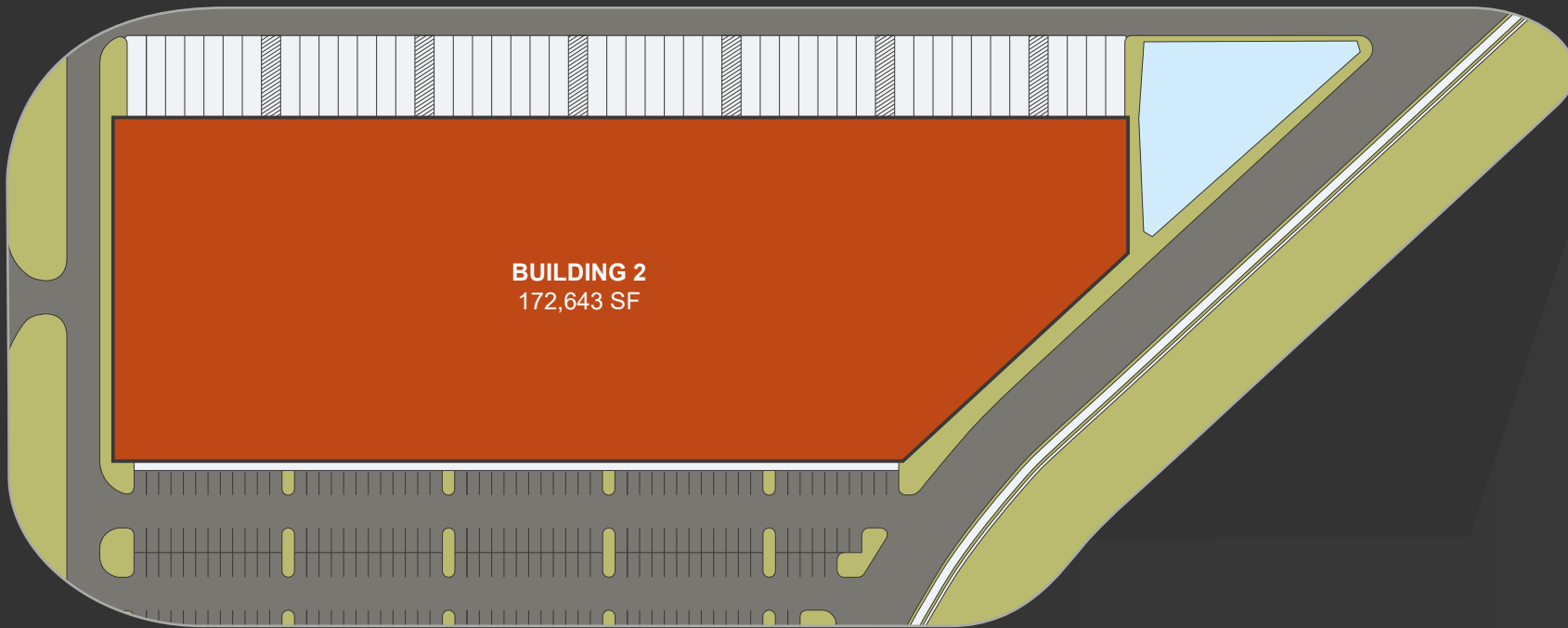


Dock Positions:
59



Drive in Doors:
2

Building 2



Building Size:
172,643 SF



Clear Height:
BTS (28' - 36')



Electrical Load:
Up to 4,000 Amps



Car Parking:
111



Estimated Delivery
BTS



Column Bay Spacing:
50' x 47' 6"
Typical, 60' Speed Bay

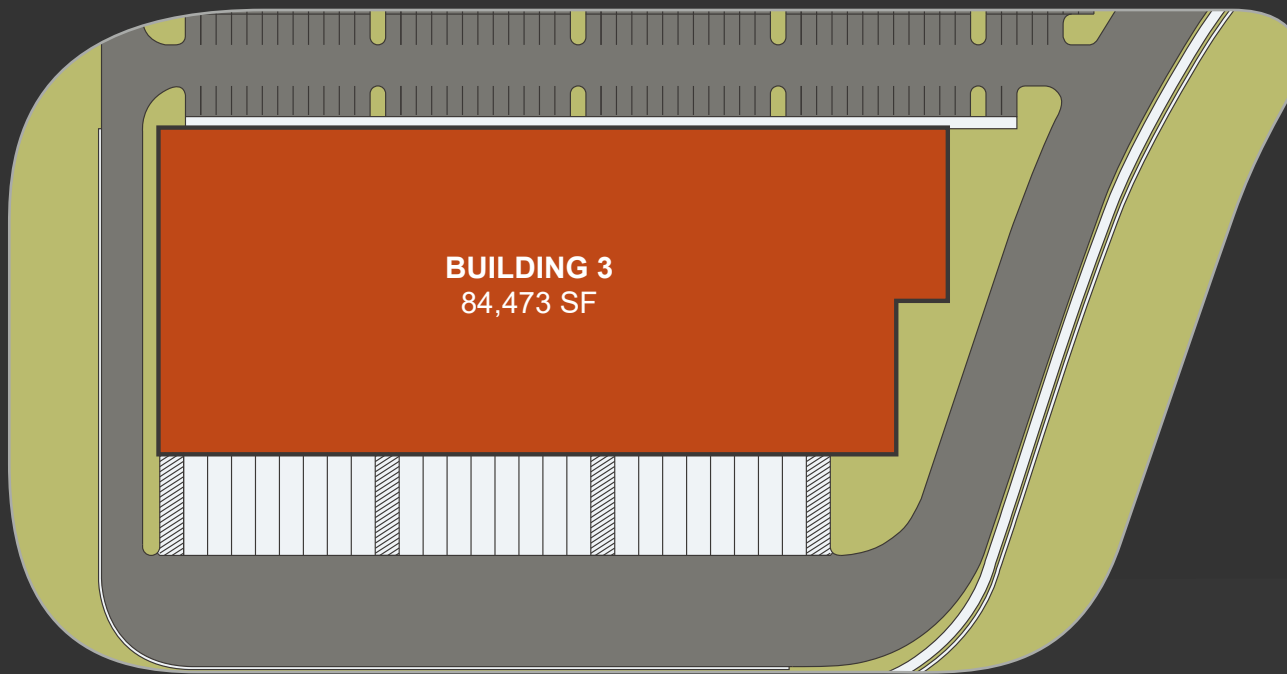


Dock Positions:
42



Drive in Doors:
2

Building 3



Building Size:
84,473 SF



Clear Height:
BTS (28' - 36')



Electrical Load:
Up to 4,000 Amps



Car Parking:
101



Estimated Delivery
BTS



Column Bay Spacing:
50' x 45'
Typical, 60' Speed Bay



Dock Positions:
20



Drive in Doors:
2

Strategic East Coast Connectivity



**Positioned for speed,
reach, and efficiency**

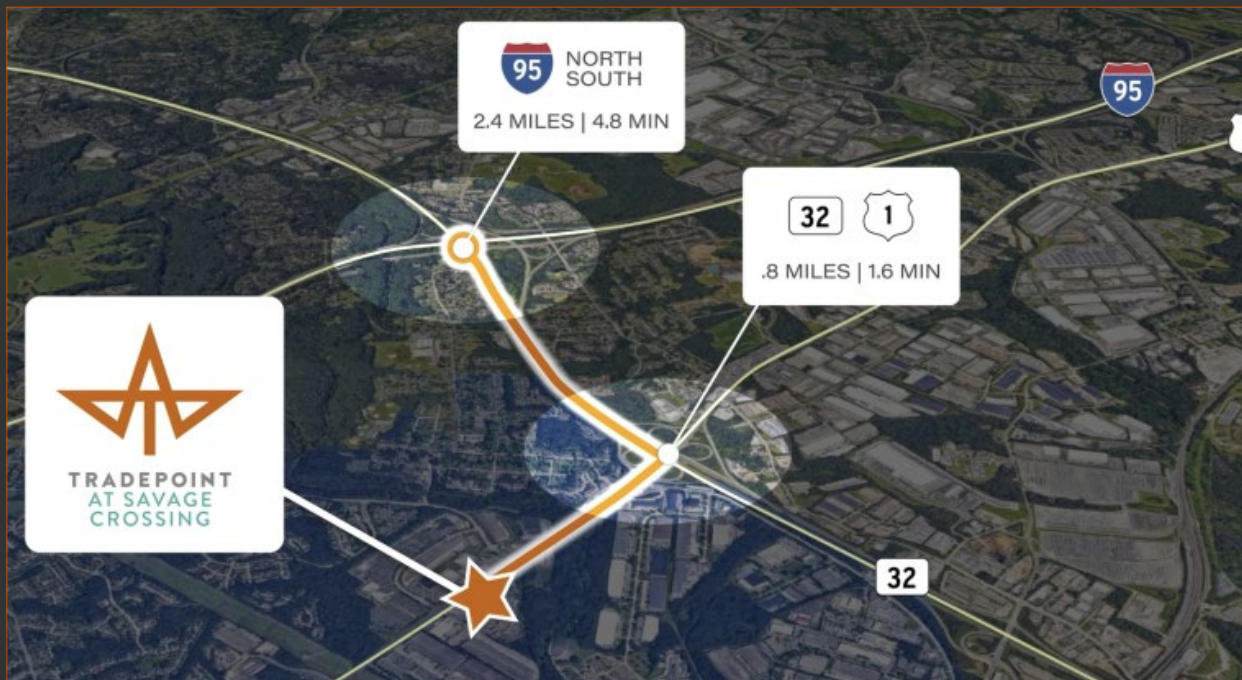
Building Tomorrow's Industry

Located directly on Route 1, just 2.4 miles from I-95 and less than a mile from Route 32, Tradepoint at Savage Crossing offers unmatched access to the region's most critical transportation and logistics infrastructure. Reach Baltimore in 20 minutes, Washington, D.C. in 30, and connect quickly to major East Coast markets.

Positioned within easy reach of the Port of Baltimore and Tradepoint Atlantic, tenants benefit from direct connectivity to a premier gateway, enabling faster distribution, reduced transportation costs, and greater supply chain efficiency.



Convenient Infill Location



WATCH NOW





TRADEPOINT AT SAVAGE CROSSING

PROPELLING
INDUSTRY FORWARD



9299 Washington Blvd, Savage, MD



TRADEPOINT
ATLANTIC

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