



CHELSEA COMMERCE CENTER

755 CHELSEA ROAD, ABERDEEN, MD 21001

ON SCHEDULE FOR DELIVERY FALL 2024



Welcome to Chelsea Commerce Center in Aberdeen, MD, your Class A, state-of-the-art logistics facility spanning 259,200 square feet. Strategically positioned near Interstate 95, this premier location ensures unparalleled access to major transportation routes, optimizing distribution for your business. Elevate your operations with cutting-edge efficiency at Chelsea Commerce Center.



BUILDING SPECIFICATIONS



Building Size:
259,200 SF (1,080' x 240')



Loading:
71 docks (9' x 10') &
3 drive-ins (12' x 14')



Clear Height:
32'



Power:
2,500 amps



Construction:
Tilt-up



Zoning:
GI (General Industrial)



Column Spacing:
54' w x 60' d



Heat:
Gas



Truck Court:
175'



Floor:
Slab 7"



Trailer Drops:
88



Sprinkler:
ESFR



Auto Parking:
258



Lighting:
TBD



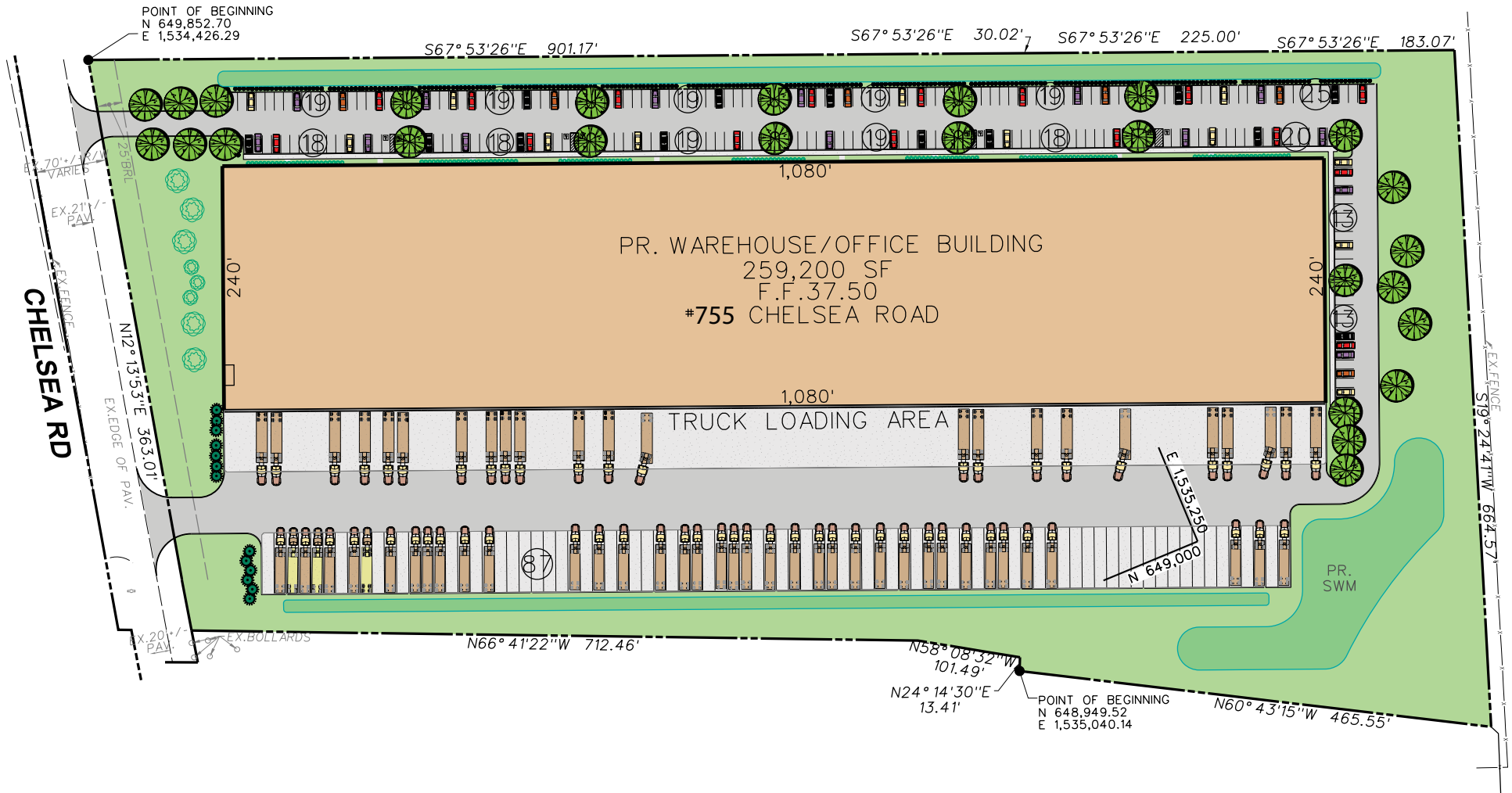
CHRIS WRIGHT
cwright@klnb.com
443-914-2600

PETER DUDLEY
pdudley@klnb.com
443-632-2064

RYAN PASZKIEWICZ
rpaszkiwicz@klnb.com
443-632-2062

NAklnb

SITE PLAN



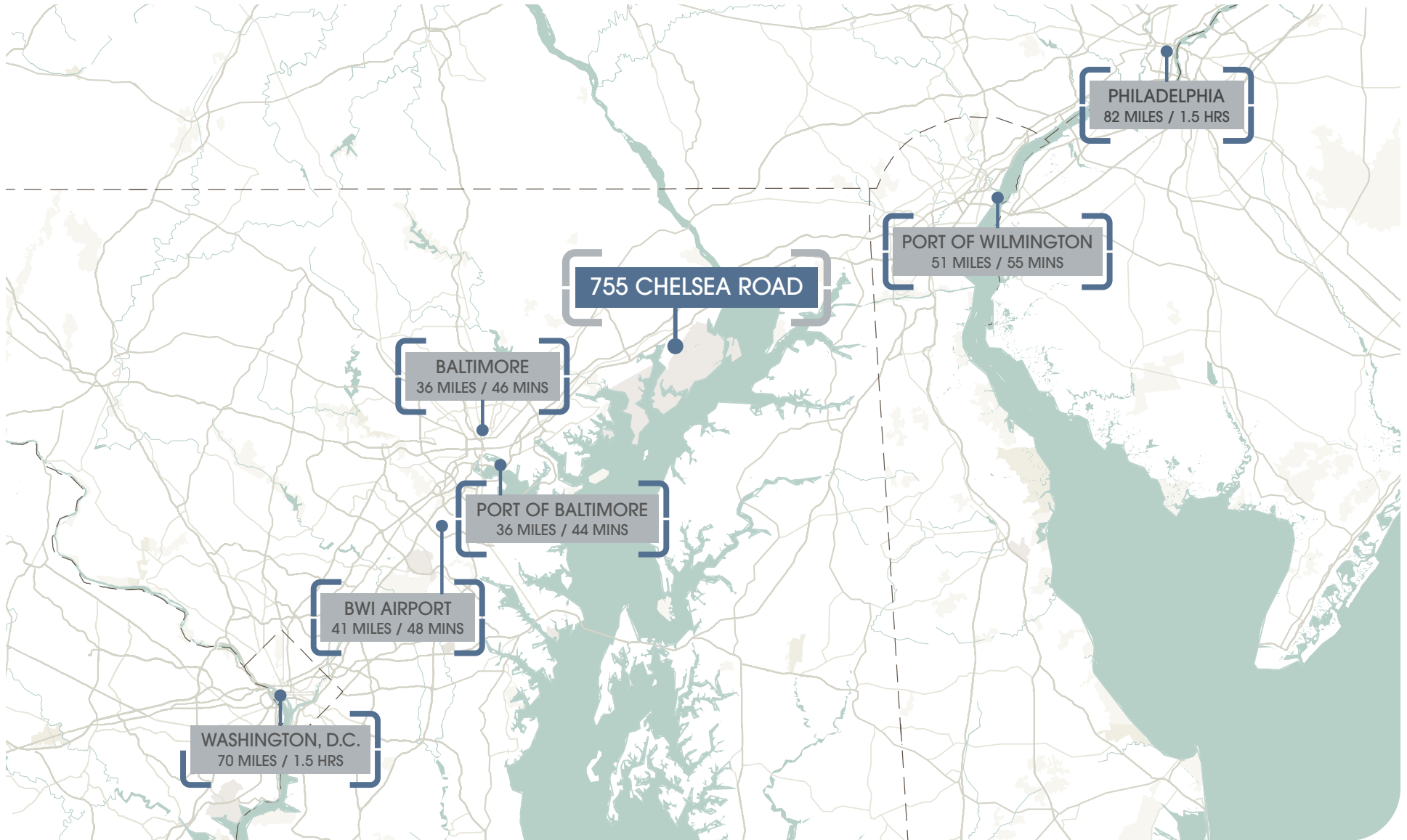
CHRIS WRIGHT
 cwright@klnb.com
 443-914-2600

PETER DUDLEY
 pdudley@klnb.com
 443-632-2064

RYAN PASZKIEWICZ
 rpszkiwicz@klnb.com
 443-632-2062



REGIONAL MAP



CHRIS WRIGHT
cwright@klnb.com
443-914-2600

PETER DUDLEY
pdudley@klnb.com
443-632-2064

RYAN PASZKIEWICZ
rpaszkwicz@klnb.com
443-632-2062



ENTERPRISE ZONE TAX CREDIT

The EZ program provides real property and state income tax credits for businesses located in a Maryland enterprise zone in return for job creation and investments.

BENEFITS

Income Tax Credits

The General Income Tax Credit

The one-time \$1,000 tax credit for each qualified new employee filling a newly created position in an enterprise zone, or one-time, \$1,500 credit for each qualified new employee in an enterprise zone focus area.

The Income Tax Credit for Economically Disadvantaged Employees

A 3-year period tax credit for each qualified new economically disadvantaged employee, earned at the following amounts:

- Year 1: \$3,000
- Year 2: \$2,000
- Year 3: \$1,000

Real Property Tax Credit

A 10-year tax credit against a portion of the County real property tax liability. The tax credit is applied to the taxes generated from the increase in the property tax assessment resulting from the recent capital improvements made by landlord to the property (the "increased assessment"). The amount of credit is in the form of an abatement of 80% of taxes stemming from the increased assessment in each of the first 5 years following completion of the capital improvements; and the credit/abatement decreases 10% per year thereafter (70%, 60%, 50%, 40%, 30%) for the subsequent 5 years.

Eligibility

Business must either (1) make an investment in capital improvements, or (2) hire new employees.

CHRIS WRIGHT
cwright@klnb.com
443-914-2600

PETER DUDLEY
pdudley@klnb.com
443-632-2064

RYAN PASZKIEWICZ
rpaszkievicz@klnb.com
443-632-2062

The logo for KLNb, featuring the letters 'KLNb' in a bold, sans-serif font. The 'K' and 'L' are dark blue, while the 'N' and 'b' are white with a dark blue outline. A red vertical bar is positioned to the left of the 'N'.



CHELSEA COMMERCE CENTER

For more information, please contact:

CHRIS WRIGHT

cwright@klnb.com
443-914-2600

PETER DUDLEY

pdudley@klnb.com
443-632-2064

RYAN PASZKIEWICZ

rpaszkwicz@klnb.com
443-632-2062

100 West Road, Suite 505 | Towson, MD | 21204

PLEASE CLICK HERE FOR PROPERTY WEBSITE



klnb.com

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.