

FOR LEASE

4 CENTER DRIVE

North East, Maryland

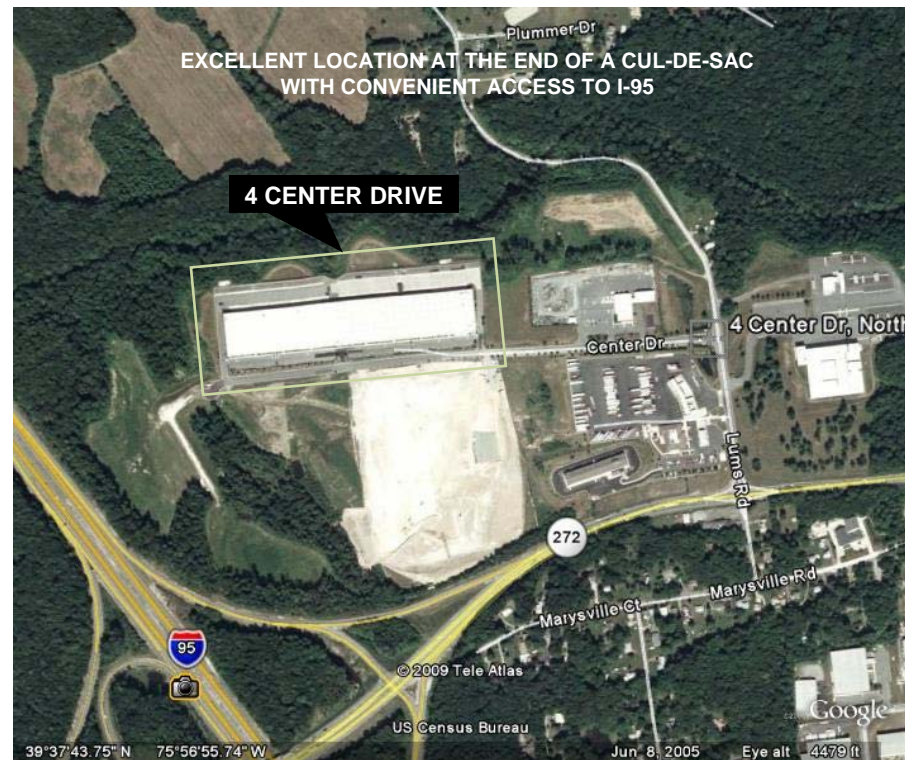


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First Industrial Realty Trust, Inc.

(NYSE: FR) is the nation's largest provider of diversified industrial real estate and has Force Protection, SCIF, DoD, and defense contractor experience. First Industrial Realty Trust owns, operates and has under development nearly 100 million square feet of space, with a portfolio of approximately 1,000 industrial properties and a local market presence across more than 30 markets.

All information furnished regarding the property for sale, rental or financing is obtained from sources deemed reliable. No representation is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. First Industrial Realty Trust, Inc. represents the Seller Lessor in this transaction and as such owes all duties and obligations thereto.

FIRST INDUSTRIAL REALTY TRUST, INC.
9700 Patuxent Woods, Suite 103, Columbia, MD 21046
T: (410) 312-2900 F: (410) 312-2990 www.firstindustrial.com



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PROPERTY OVERVIEW

4 Center Drive is a Class "A" industrial building situated on 36.74 acres located in the Cecil County Enterprise Zone with convenient access to Interstate 95. Its central location on the East Coast allows for timely access to Washington, D.C. (1 hour and 30 minutes), Baltimore (50 minutes), Philadelphia (60 minutes), and New York City (2 hours and 15 minutes). The property can meet DoD Force Protection requirements.



- Ideal facility for defense contractors.
- Building perimeter, parking lot, loading areas, and tenant premises can meet Force Protection requirements.
- Existing perimeter is partially bermed and fenced.
- Located directly off of I-95 on 36.74 acres at the end of a cul-de-sac with minimal traffic.
- Property is owned and managed by First Industrial Realty Trust, a national industrial real estate firm with extensive experience with the Department of Defense, defense contractors, and Force Protection and SCIF standards.

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PROPERTY STATISTICS

Facility square feet 345,600 SF Total	Roof EPDM Rubber Roof
Available square feet 307,200 Divisible to 38,400 SF Bays 40' x 24'	Construction Type Tilt-up concrete
Number of Docks 71 dock doors 4 drive-ins	Zoning M-1
Sprinkler System ESFR	Column Spacing 40' w x 40' d
Ceiling Height 28' clear	Building Dimensions 240' x 1440'
Year Constructed Phase 1 - 1997 Phase 2 - 1999	Auto Parking 2 per 1,000 SF
Rental Rate Negotiable	Truck Court 160'
	Trailer Storage: Available
	Dock Equipment: Edge of dock seals and dock levelers