



PRIME TWO BUILDING ±101,000 SF INDUSTRIAL COMPLEX

1300 HALL BLVD



READY FOR OCCUPANCY IN HARFORD COUNTY

PART OF A 3-BUILDING SITE IN A CAMPUS COMPLEX

	Total Size:	142,340 SF - combined
	Flex Building:	40,688 SF
	Warehouse:	101,652 SF - 60,000 SF Vacant
	Year Built:	1989 / Renovated in 2021
	Ceiling Heights:	18-20' clear — Print/Warehouse 26' clear — Flex Building
	Land: 12-acres adjacent to the buildings	50-acre campus with additional parking
	Loading Area:	4 dock doors

Pricing Dependent on Use

	Construction:	Walls: Masonry and insulated metal panel Columns: 37'x32' Roof: Membrane — not all Floor: Reinforced Concrete
	Utilities:	Electricity: Eversource Water: MDC Natural Gas: Connecticut Natural Gas
	Mechanicals:	Heat: Natural Gas Electrical: 2000 amp at 277/480 volts, 3-phase



COMPLEX AMENITIES

FIREPITS | BOCCE COURTS | GAME ROOM | INDOOR GOLF SIMULATOR



VIEW BROCHURE

VISIT WEBSITE

DAMON BOWERS
Direct: +1 860 616 1433
Mobile: +1 860 604 7236
damon.bowers@cushwake.com

JOEL M. GRIECO
Direct: +1 860 616 1443
Mobile: +1 860 593 2078
joel.grieco@cushwake.com

PAT MULREADY
Direct: +1 860 856 4437
Mobile: +1 860 930 5435
patrick.mulready@cushwake.com

