

# Trammell Crow Company

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## TCC SECURES \$26 MILLION LOAN FOR NEW INDUSTRIAL PROJECT ALONG BALTIMORE'S I-95 CORRIDOR

BALTIMORE, MD – [Trammell Crow Company \(TCC\)](#) along with development partner, Diamond Realty Investments (DRI), is pleased to announce that it has closed on a \$26 million construction loan from BMO Harris Bank for the development of North East Commons, a new 716,490 square foot, Class A speculative distribution facility located along the I-95 corridor north of Baltimore, MD. Construction commenced Q2 2019 and is scheduled to complete in Q1 2020.

“In recent years, this submarket has seen significant growth in big box industrial development, welcoming high-end, well-known tenants,” said Matt Nunn, Vice President with TCC’s NE Metro Business Unit. “The lowest vacancy in decades, combined with a limited number of large parcels along I-95 that can cater to big box tenants has created a favorable environment for new speculative development.”

Situated on a 60-acre parcel, North East Commons was designed with best-in-class building features including 40’ clear heights, 8” strategically reinforced concrete slab, and 1 per 7000 square foot dock door ratios. The site design caters to single and multi-tenant users and features significant car and trailer parking, numerous ingress and egress points, multiple queuing lanes for trucks entering the facility. The site is also rail capable, expanding the potential user base significantly.

The site is located within a Maryland Enterprise Zone, which offers a myriad of incentives for tenants and the community including a 10-year credit against local real property taxes on a substantial portion of the project improvements. For tenants, there are also credits available for every job created in the zone.

The site is located approximately 45 miles north of Baltimore and 60 miles south of Philadelphia, in the heart of Baltimore’s I-95 north submarket. The site directly fronts Route 272 within 1 mile of Exit 100 of I-95, the major north-south highway on the east coast.

### **About Trammell Crow Company**

*Trammell Crow Company (TCC), founded in 1948, is one of the nation’s leading developers and investors in commercial real estate. The Company has developed or acquired 2,700 buildings valued at nearly \$65 billion and over 590 million square feet. As of March 31, 2019, TCC had \$9.7 billion of projects in process and \$2.8 billion in its pipeline.*

*Trammell Crow Company's teams are dedicated to building value for its clients with professionals in 17 major cities throughout the United States. The company serves users of and investors in office, industrial, retail, healthcare, multi-family residential, through its operating subsidiary High Street Residential, and mixed-use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet the needs of its clients. For investor clients, the company specializes in joint venture speculative development, acquisition/re-development ventures, build-to-suit development and providing incentive-based fee development services.*

*TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world's largest commercial real estate services and investment firm (in terms of 2018 revenue). For more information visit [www.TrammellCrow.com](http://www.TrammellCrow.com).*

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