

6201 SEAFORTH STREET

BALTIMORE, MARYLAND



OVERVIEW

Heavy Timber Construction
Core & Shell Design
Tenant Fit-Out
Distribution Facility

Size: 90,000 sq. ft

ENTITLEMENTS

Code Compliance & Permitting,
Use & Occupancy Approvals, Site
Plan

CLIENT: Reich Brothers



6201 Seaforth Street is an existing heavy-timber warehouse located in the Canton Industrial Area of Baltimore, MD. The project is extremely unique in its existing construction, and is strategically located off of main thoroughfares with easy and convenient access to major networks. Urban Design Group is the architect assisting with property improvements and new tenant occupancy.

CHALLENGE: As a second generation development of an existing property, the building and site were reviewed with the ownership team to determine the most critical improvements necessary. Essential to the project were making necessary improvements for weatherproofing and life safety, as well as upgrading electrical and mechanical systems to meet current codes. Improvements needed to be considered for cost and constructibility purposes, and meet the anticipated financial model of the client.



APPROACH: The existing heavy timber structure of the building was maintained and improved where necessary, providing various fixes to elements needing repair. A damaged and discontinuous canopy was repair and extended, so as to provide a uniform protection for loading bays on the north side of the property. Dock levelers and new overhead doors were provided, as well as a new tenant office fit-out, to ultimately create a modern and suitable environment for new tenant use.



OUTCOME: The full capacity and potential of the property was ultimately realized, removing non-essential components of the existing building and making it considerably more suitable for modern industrial uses. Urban Design Group was able to work through value-engineering opportunities with the owner, focusing on what's most essential for future tenant considerations and future occupancy.