

5900 & 6000 HOLABIRD AVENUE

BALTIMORE, MARYLAND



OVERVIEW

Precast Concrete Construction
Core & Shell Design
Tenant Fit-Out
Distribution Facility

Size: 169,000 sq ft (5900)
182,000 sq ft (6000)

ENTITLEMENTS

Code Compliance, Site Plan &
Stormwater Approvals, Building
Permit Expediting, Environmental

CLIENT: Duke Realty, Ace
Logistics



5900 & 6000 Holabird Avenue were developed as two of several warehouses in Duke Realty's Chesapeake Commerce Center located in Baltimore's Canton Industrial park. Urban Design Group was the architect for the 6000 Holabird core & shell work, and the interior fit outs for both buildings, while also serving as the permit expeditor.

CHALLENGE: The exterior design of 6000 Holabird had to compliment the previously-built 5900 building, while also meeting the strict parameters of the project pertaining to branding, specifications, construction timeline, and future tenant flexibility. For the owner, this included maximizing rentable interior area and providing extensive parking and loading requirements while meeting the operational goals for the project. The core & shell design had to be flexible to accommodate future tenants (up to three per building) if needed.



APPROACH: The interior fit-outs were designed with current and future tenants in mind to accommodate distribution needs and to increase business growth, while maintaining efficiency and effectiveness in how processes within the warehouse will be carried out. Urban Design Group worked with the eventual tenants from test fits through construction administration for the office fit-outs and coordinated the LEED certification for the 6000 Holabird Ave facility.

OUTCOME: Planned using design principles that placed an emphasis on urbanism and sustainability, these two warehouses have successfully integrated into the highly-active Chesapeake Commerce Center industrial area. The properties are established as attractive and efficient destinations for its current and future tenants, while maintaining full occupancy. Upon the completion of the buildings and tenant fit-outs, Urban Design Group was further consulted to design a bus shelter for 6000 Holabird avenue, which assisted in the essential transportation networking connecting workers to these facilities.

