



OFFICE | FLEX | RETAIL SPACE FOR LEASE

Phillips Cannery
411 A Dorchester Avenue
Cambridge, MD 21613



Overview

The 60,000 SF historic Phillips Packing House Building will be repurposed as a **mixed-use center for local food production, micro-brewing, non-profit organizations and companies/institutions seeking a collaborative work environment.** The food component, which includes a kitchen business incubator, will build off the Eastern Shore's famed farming resources and growing local food economy to create a food and farming exchange. Originally built in 1920 as a furniture factory, the building later became part of the Phillips Packing Company empire, which employed thousands of people in Cambridge at its peak and supplied rations to troops during WWII. The building features an **open floor plan, soaring ceilings,** and the opportunity to retain many historic architectural features that will enhance the space with an authentic, Eastern Shore **manufacturing aesthetic.** Adjacent to the Phillips Building is the future site of **Cannery Park,** a new "central park" for the City of Cambridge that will incorporate active and passive spaces for recreation.

Building Features

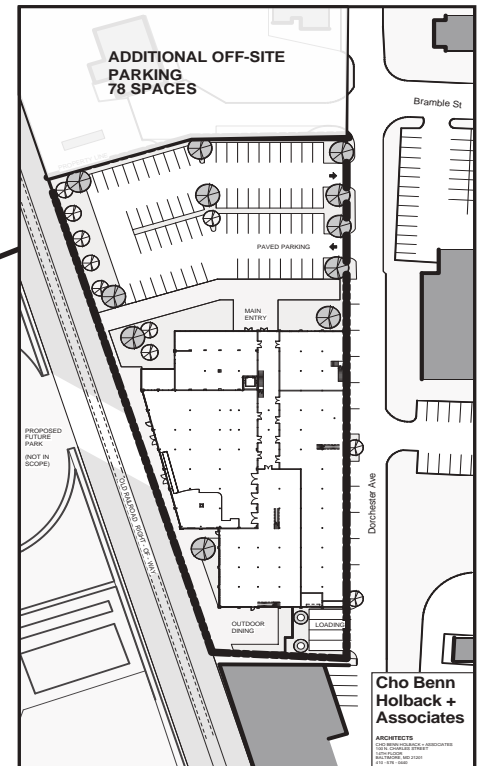
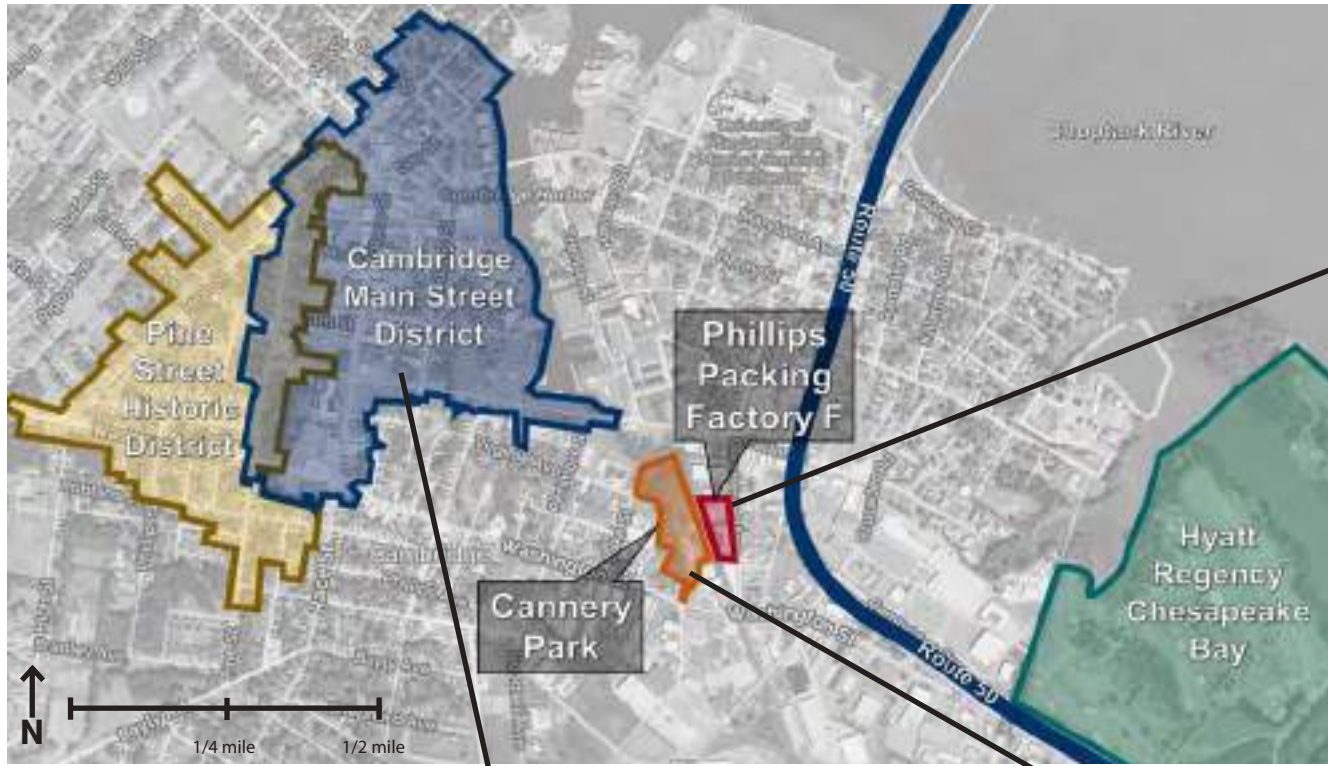
- * Potential uses: Office, small and medium-scale food production, retail and event space
- * Iconic 90-foot smokestacks highly visible from Route 50
- * 12 - 40 foot ceilings, factory windows, skylights, and exposed brick walls
- * 150 parking spaces and loading bay
- * Adjacent green space
- * Outdoor dining area
- * Certified historic preservation targeting LEED certification
- * Located in an Enterprise Zone, providing significant tax incentives
- * One block off Route 50, providing access to Baltimore-Washington Corridor and MD/DE beaches

For Leasing information:

Cross Street Partners
2400 Boston Street, Suite 404
Baltimore, MD 21224
CrossStPartners.com

Eastern Shore Land Conservancy
114 S Washington Street, Suite 101
Easton, MD 21601
eslc.org

Katie Parks || 410.690.4603x155 || kparks@eslc.org
Margaret Norfleet Neff || 336.240.8374 || margaret@betaverde.com



Cho Benn Holback + Associates
 ARCHITECTS
 1000 WASHINGTON STREET, SUITE 101
 EASTON, MD 21601
 TEL: 410.326.1400
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Distance to Cambridge Main Street District
1/2 mile



6.6
 acres of nearby green space to be developed into community garden space and parks

CROSS STREET PARTNERS



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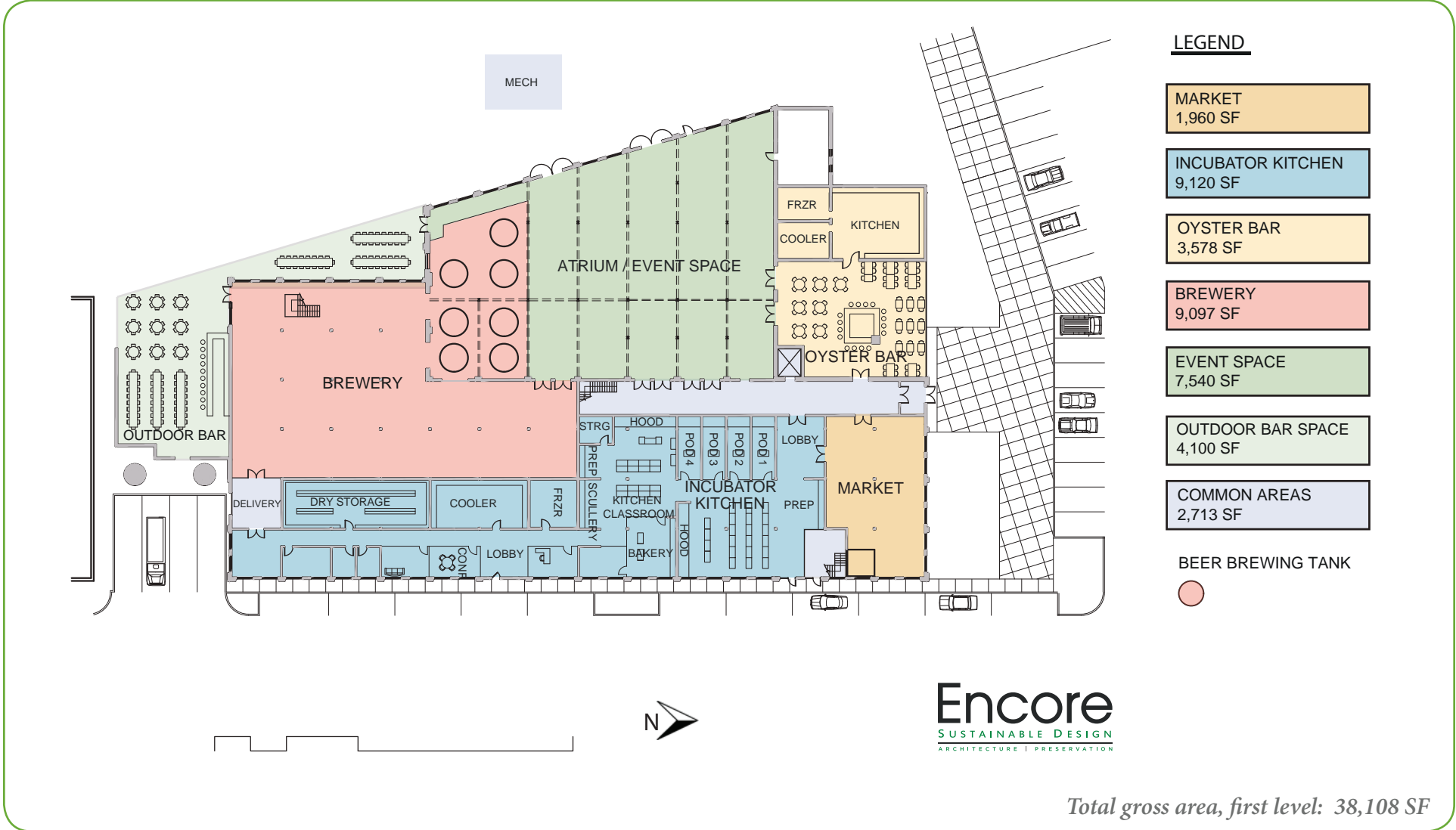
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Floor Plan - First Level

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Encore
SUSTAINABLE DESIGN
ARCHITECTURE | PRESERVATION

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Floor Plan - Second Level

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LEGEND

SHARED OFFICE
7,478 SF

OFFICES / LAB
5,337 SF

BREWERY
9,561 SF

COMMON AREAS
1,300 SF

BEER BREWING TANK



SCALE: 1" = 40'

0 10' 20' 40' 100'



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Total gross area, second level: 23,676 SF

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