

HOLLANDER 95 BUSINESS PARK

Description: This is a 50-acre redevelopment of the former Hollander Ridge housing project, slated to include more than 600,000 square feet of hotel, retail, flex and industrial warehouse space.

Dollar value: \$12 million

Developers: H & H Rock Cos. and the Shapiro Co.

Brokers: KLN B for industrial space, Shapiro Co. for office space

Engineer: Hillis Carnes Engineering Associates Inc.

Architect: Main Street Design Group Inc., Rohrer Studios.

'We went in the underdog. We went up against the big boys, and the underdog prevailed.'

Bradd Caplan
H & H Rock Cos.



Bradd Caplan, of H & H Rock Cos., is leading the Hollander 95 project.

NICHOLAS GRIMER | STAFF

In an era of Baltimore City development where mixed-use and urban renewal are the buzz words, Bradd Caplan had a vision four years ago to develop a state-of-the-art industrial warehouse on the grounds of the former Hollander Ridge housing project in East Baltimore.

The only problem: Caplan's firm, H & H Rock Cos., wasn't the only developer who had eyes for the 50-acre site, which was being offered up to private developers by the Baltimore Development Corp. Nor, as Caplan noted, did he have any experience dealing with the BDC.

"I can't lie; we were surprised, because we knew that Baltimore City wasn't a forté of ours,"

Caplan said. "We went in the underdog. We went up against the big boys, and the underdog prevailed."

In October, H & H Rock broke ground on the Hollander 95 Business Park, a \$12 million project expected to generate about 600 jobs when fully developed. Construction has already begun on the project's first building, an 82,800-square-foot industrial warehouse at 1901 62nd St. H & H Rock is partnering on the development with the Shapiro Co.

The project, coinciding with Duke Realty Corp.'s 2.8 million square-foot redevelopment of the former General Motors assembly plant on Broening Highway, represents the first infu-

sion of newly developed industrial space in Baltimore City in years. The vacancy rate for flex space in Baltimore City is about 9.6 percent, according to MacKenzie Commercial Real Estate Services LLC, and undeveloped industrial land in the area is scarce.

At the same time, Duke Realty is wrapping up work on the first 460,000 square feet of space at its Chesapeake Commerce Center, and another 512,035 square feet of warehouse and distribution space were delivered in fourth quarter 2007 at the Baltimore Crossroads @ 95 near White Marsh in eastern Baltimore County.

James Lighthizer, principal with Chesapeake Real Estate, said those factors combine for an

uncertain, near-term future for the region's industrial market and could affect how quickly space leases up at Hollander 95 and its competitors. Chesapeake is wavering on whether it will start construction this May on a new building at Crossroads, and Lighthizer said that decision will hinge on leasing activity between now and then.

"I think it's great for the city to have that kind of Class-A space; it's visible, high-end space," Lighthizer said. "I think one of the things people are trying to figure out is, is the demand there? I don't think anybody really knows that."

DANIEL J. SERNOVITZ | dsernovitz@bizjournals.com

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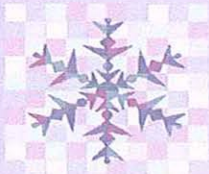


Pulaski Corridor News

Covering news in the Pulaski Highway corridor from the city line to Joppatowne

Volume 1, Issue 3 February 2008 ☪

There have been a plethora of yellow clothing-collector containers to hit the streets in the Pulaski Corridor. Planet Aid, a 10-year old non-profit organization, has been placing the containers in the area. The clothing is re-sold and the proceeds go to the organization's mission of charity to disaster victims, environmental protection and development in Africa and Asia. More than 1,000 have been placed in the Baltimore/D.C. area. For more information contact: Planet Aid, Inc., 8919 McGaw Ct, #4-6, Columbia, MD 21045. Phone: (410) 309-1002. E-mail: dcinfo@planetaid.org
 Website is: www.planetaid.org



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Local senator unseats 9-term congressional incumbent

State Senator Andy Harris has managed to unseat Congressman Wayne Gilchrest in the Tuesday primary. Gilchrest represented District 1, which includes the Pulaski Corridor, for the last 18 years. Harris is a current state senator who represents Dist. 7 in the Maryland General Assembly.

Last month PCN wrote about the race and encouraged readers to get out and vote in the primary. Harris, a Republican, now will run against the Democratic contenders for the Dist. 1 congressional seat in the November presidential election. Voters will decide if they want Harris or one of two Democrats to represent them in congress. On the Democratic side, Queen Anne's State's Attorney Frank Kratovil and Cambridge attorney Christopher Robinson are running.

Harris said of his win: "Nine

months ago, I decided to run for congress because I wanted my children to have an even better America than I experienced. I wanted them to be able to find the best jobs in the world. I wanted them to never have to worry about the threat of Islamic radicalism. I wanted them to have a healthcare system that continues to lead the world in care and innovation. The voters of the first district embraced my conservative message, and that is why we were victorious.

Today, our nation faces serious challenges: an ailing economy, rising healthcare costs, and the threat of Islamic terrorism. To stimulate our ailing economy, we must immediately lower taxes. We must eliminate wasteful government spending.

As Republicans we must address rising healthcare costs, and make insurance

widely available and affordable - but we must do it by applying free market solutions. Universal government healthcare is not the answer. Hillarycare is not the answer. As a doctor, I hope to bring an important and informed perspective on how to expand insurance options to the uninsured, while maintaining the innovation in which our nation has led the world.

The threat of Islamic terrorism is the greatest threat of our generation. As a naval veteran, I understand the threat of Islamic radicalism to our very way of life. We must win the global War on Terror - no matter the cost. I will do everything I can to enable our men and women in the military to win that War, so that our children don't have to."

New business park opens at city line

Construction of a 49-acre industrial business park has begun at 62nd Street near the city/county line. The park will be called "Hollander 95 Business Park" and will have over 600,000 square feet of retail/flex/office/warehouse space. Full build out will not be completed for an anticipated 3-5 years, but there have already been some contracts signed for new business that wish to occupy space in the park.

"We had our official groundbreaking with the mayor of Baltimore along with other local politicians in October of this past year," said Bradd Caplan, vice president of commercial development with H & H Rock Companies, the developer of the project.

The company purchased the lot from the Baltimore Housing Authority in December 2005. It is considered a prime location for development because of its easy access to the Port of Baltimore, I-895 and I-95. It also fits in with the surrounding Corridor's industrial/commercial zoning and the effort

of the county and city to revitalize the east side. Because the project is located in an enterprise zone, companies that locate there could receive tax incentives.

Construction has been steady with the first completed lot expected to be delivered to market next month. That lot will hold a small bay industrial warehouse with 82,800 square feet.

Royal Farms has signed a letter of intent to build a full service gas station, car wash and convenience store at the project's entry, Caplan said. In addition, his company has secured a contract with Value Place, an extended stay hotel chain started in 2003. The hotel chain plans to build a 3-acre, 4-story hotel in the business park.

It is anticipated that the Hollander 95 project will bring 600-800 jobs to the Corridor, Caplan said. For more information on the park, visit the project website at: www.Hollander95businesspark.com