

Starwood Real Estate Income Trust

Marshfield Industrial Portfolio

Port of Baltimore, MD

Snapshot

Acquisition Date

OCT 2020

Ownership %

100%

Properties

4

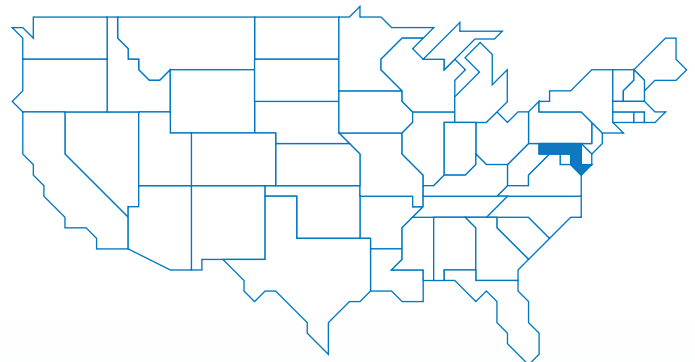
Square Feet

1.3 M



Investment Highlights

- 4 properties strategically located within close proximity to the intersection I-695 and I-95, which is the major north-south distribution route for the East Coast. Additionally, the Property is less than 10 miles from the Port of Baltimore, which is one of the largest ports in the US and has seen increasing cargo volume over the last four years.
- The Property features modern specifications, including ESFR fire protection, 30' clear heights, and LED lighting.
- There is strong tenant demand in the market, which has resulted in accelerating rent growth and low vacancy rates.



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