

# Howard/Arundel REPORT

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## *In Brief...*

...Manekin LLC wanted to sell an office building, while Abrams Development wanted to buy one. 8601 Robert Fulton Drive in Columbia fit the bill on both scores. Abrams paid an unidentified amount for the 51,000 square foot building in Columbia Gateway recently. It traded approximately 85 percent occupied.

.....Napa Auto Parts looks to grow its North Laurel warehouse again by half. Already in 60,000 feet on Route 1, the company wants to add another 30,000 square feet. Rettew Associates out of Atlanta, Ga. is handling the planning for the firm.

.....Elm Street Development will start moving dirt in July for Craftmark Homes in Laurel, off Scaggsville Road. Craftmark bought the 20-lot Higdon property last year from Elm Street for \$1.5 million, with a separate development fee for finishing the lots.

...Lennar's newest Anne Arundel job is going to look a lot like its work at 'Fieldstone.' It's right next door. The builder paid \$5.1 million to a Polm Companies partnership for the rights to 78 townhouse lots on Whiskey Bottom Road, in Laurel. The lots transferred fully entitled, and Lennar will develop them on its own account, as 'Fieldstone Preserve.'

## Coastal's Building

### *Scheffenacker Will Construct New Laurel Facility*

Preston Scheffenacker Properties will develop the new Coastal Sunbelt warehouse in Laurel.

The Lutherville-based developer showed its plans for the proposed 240,000 square foot warehouse to a design advisory panel recently, outlining the overall layout for 35 acres at 9001 Whiskey Bottom Road at the CSX Railroad. Called the Duvall property, the tract is next to the Laurel Race Track.

Scheffenacker officials told the panel that the building footprint will actually be 220,000 square feet, but the interior build-out will include 30,000 to 40,000 square feet of mezzanine office space.

Scheffenacker had been working with the Duvall family when Coastal's land search brought it to Laurel. With a long-term ground lease on the Laurel property, it will in turn lease the new building to Coastal. Mass grading of the site should start this summer, and building construction in the spring.

Still, Coastal's choice of Duvall reflects the difficulty industrial tenants can have in finding a place to call their own. Because Duvall is zoned for transit-oriented development, Coastal had to win a legislative amendment from the Council that will allow its warehouse as an interim use, until the time is right for mixed-use. Coastal has been looking for room to grow for the last year, and Howard County wanted to keep the sizable food company within its borders. Scheffenacker's team includes AWB Engineers/Architects and Fisher, Collins Carter Inc.

## *Beazer Claims Lots in Arundel Gateway*

Beazer Homes is the first entrant into the 1600 homes possible at Arundel Gateway.

Of that take, Beazer is slated to take one-quarter, or 401 units. It submitted a Sketch Plan recently outlining a first phase of 282 units. That includes a mix of 252 fee-simple and 40 back-to-back condo towns. If all goes according to plan, it will be in the ground next year, doing its own development work.

Arundel Gateway is 238 acres in the southeast quadrant of Route 198 and the B/W Parkway. Greenberg Gibbons Commercial and Ribera Development, working with Prudential Real Estate, have pushed the mixed-use project forward through the recession, sewer extension negotiations with the Park Service, and school capacity issues. But the group now has a contract with Beazer to take two parcels, the pair closest on Route 198 to Fort Meade, just to the east.

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