

The Packing House

Cambridge, Maryland | ThePackingHouseCambridge.com

PROJECT DESCRIPTION

Cross Street Partners repurposed the historic Phillips Packing Company Building building in Cambridge, MD as a center for local food/beverage production, food business incubation, and non-profit groups. The project will include a broadly defined array of food related uses that acknowledge and support local hunger and nutrition needs, while at the same time building off of the Eastern Shore's terrific farming resources and a growing local food economy of growers, makers, distributors, retailers, restaurants and marketers. Redeveloping this historically significant building in a manner that celebrates its unique heritage helps preserve the legacy of the Phillips Packing Company in Cambridge.

The Phillips Packing Company, Factory F is a 60,000 square foot vacant warehouse building in a run-down industrial section of Cambridge. It is the last remaining factory from the Phillips Company's empire of vegetable and food packing businesses which employed thousands and fed our troops during World Wars I and II. The company closed in the 1960's, and the building has been deteriorating for decades. Five years ago (2011), the ESLC Center for Towns named Cambridge a priority town, and since then they have been working on a variety of projects there to support development within the urban boundary and relieve development pressure on the surrounding agricultural lands.

Located in an Opportunity Zone, the adaptive reuse of The Packing House not only preserves Cambridge's unique agricultural heritage but launches a new entrepreneurial engine that will bring a new vibrancy to this rural market. The Phillips Packing Company closed in the 1960s, and The Packing House has been sitting vacant and deteriorating for decades. Located in Cambridge's targeted revitalization area, The Packing District, the 60k SF warehouse building is situated along a main thoroughfare, Route 50, and is easily identified by its pair of smokestacks. Adjacent to The Packing House will be the new 6.6-acre Cannery Park, which is a public/private collaborative project that will incorporate a new central park for the town, restore the headwaters of Cambridge Creek that flow through the property, and create a trailhead for a new rails-to-trails system. ■

cross
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PARTNERS



DEVELOPER

Cross Street Partners

ARCHITECT

Quinn Evans Company

CSP ROLE

Co-Developer
Financial Advisory
General Contractor
Property Management

PROJECT TYPE

Adaptive Reuse, Mixed Use
Paved Surface Parking Lot

PROJECT SIZE

60,000 square feet

PHASE 1 PROJECT COST

\$17,600,000

START / COMPLETION

Winter 2018 / Winter 2023



Cross Street Partners
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