

PROPERTY OVERVIEW

BALTIMORE COMMONS-7471

7471 CANDLEWOOD ROAD, HANOVER, MD 21076



Building Information

- Quick access to MD Route 176 (Dorsey Road), I-295 and I-695
- 56,580 SF building
- One-story block & brick construction with steel trim
- 20' clear ceiling heights
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- 4 docks
- 162 available parking spaces
- Less than 2 miles from BWI Airport and Amtrak
- 4 miles from Ft. Meade and 5.5 miles from NSA
- 8 miles to marine terminals
- Minutes to Arundel Mills Mall
- Anne Arundel Co., W-2 zoning: manufacturing, warehousing, wholesaling, office



Surrounding Amenities

- The Greene Turtle
- TGI Fridays
- Chick-fil-A
- Dunkin'
- Panera Bread
- Chipotle
- McDonald's
- United States Postal Service
- Bank of America
- Childtime of Hanover
- 7-Eleven
- Bed Bath & Beyond
- Safeway Supermarket
- Best Buy

Site Plan

Baltimore Commons - 7471 Candlewood

7471 Candlewood Road

Industrial

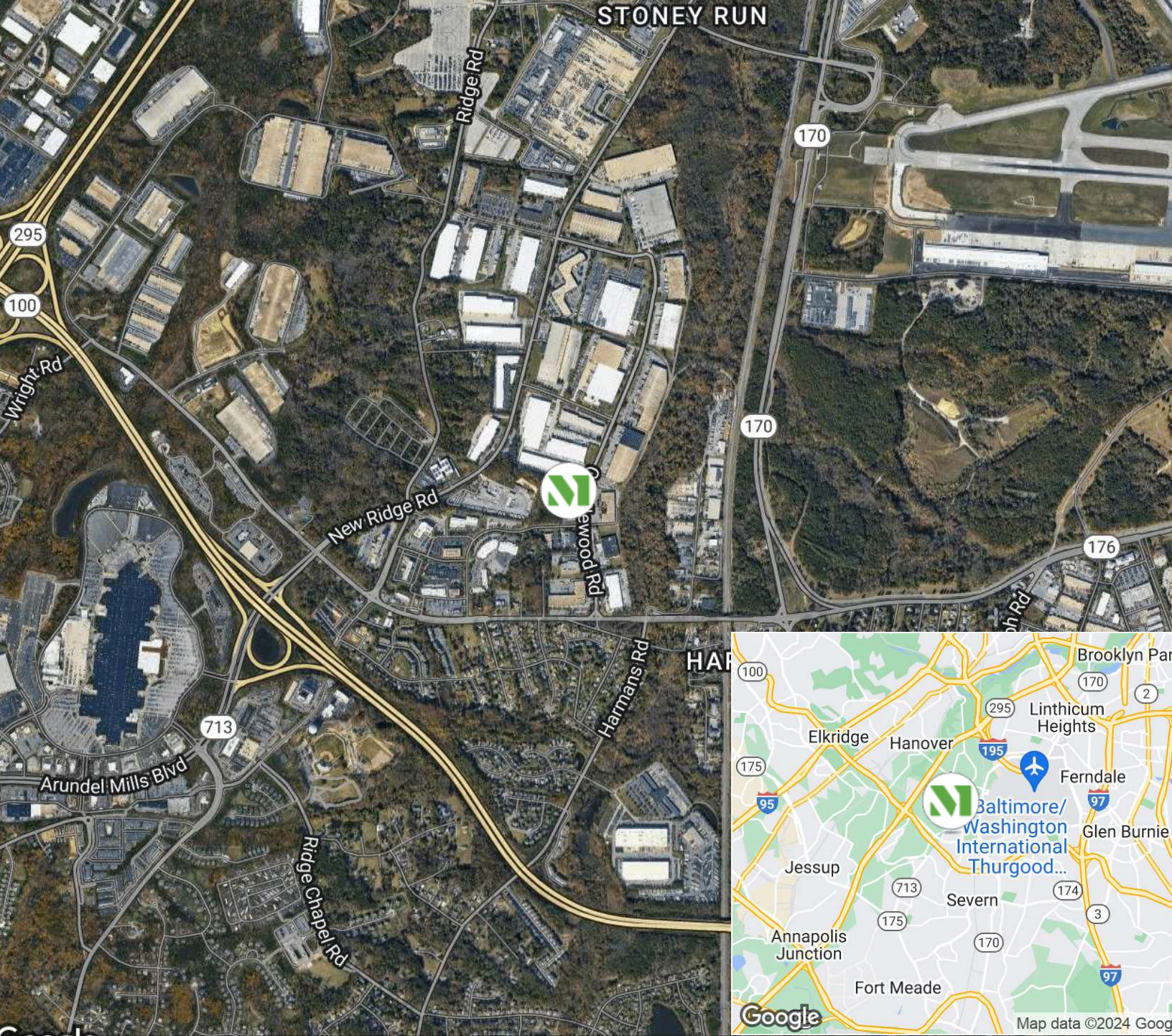
56,580 SF



“We were able to have a very integrated approach with Merritt, with the build-out, the construction team, and the designer to help us build a space that is as beautiful as this is.”

DARREN MCCUE
PRESIDENT
DUNBAR SECURITY SOLUTIONS





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For additional information or to schedule a tour, contact:

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