

PROPERTY OVERVIEW

# BALTIMORE COMMONS-7465

7465 CANDLEWOOD ROAD, HANOVER, MD 21076





## Building Information

- Quick access to MD Route 176 (Dorsey Road), I-295 and I-695
- Less than 2 miles from BWI Airport and Amtrak
- 4 miles from Ft. Meade
- 5.5 miles from NSA
- 8 miles to marine terminals
- Minutes to Arundel Mills Mall
- One-story block & brick construction with steel trim
- 24' clear ceiling heights
- Front loaded with 28 docks and 2 drive-ins
- 120/208 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Well-lit parking area
- Anne Arundel Co., W-2 zoning: warehousing, wholesaling, office
- 182,700 SF building



## 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 - 7465 Candlewood

7465 Candlewood Road

Light Industrial

182,700 SF

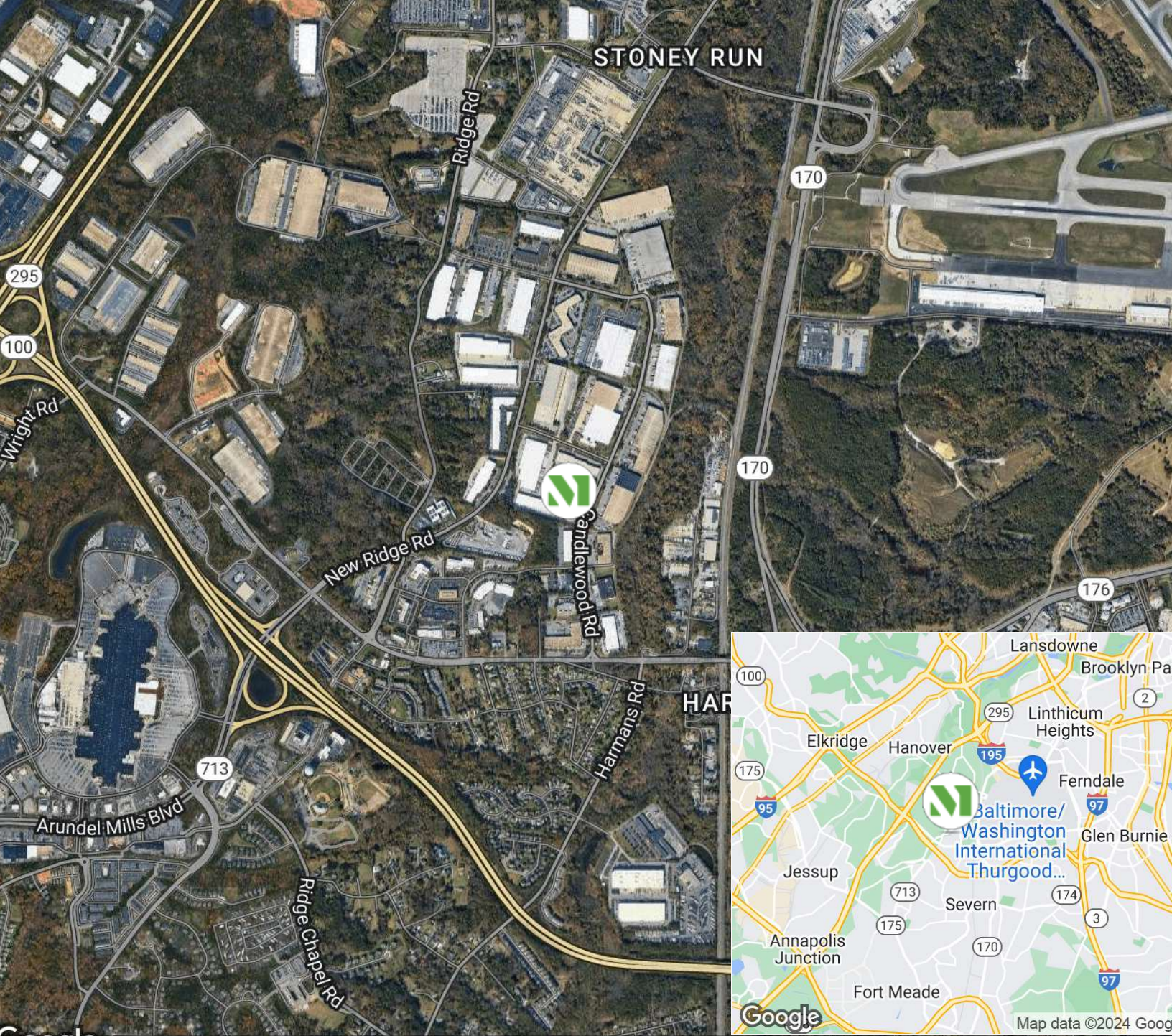


*"Merritt has been like family to us. We came into this building almost 20 years ago, and Merritt has been there for us as our business needs have evolved. It has just been easy to want to remain here."*

**DR. TYRONE TABORN**  
CHAIRMAN & CEO  
CAREER COMMUNICATIONS GROUP







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**For additional information or to schedule a tour, contact:**  
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