

7476 NEW RIDGE ROAD

BALTIMORE SUBMARKET

7476 New Ridge Road
Hanover, MD 21076



FOR LEASE

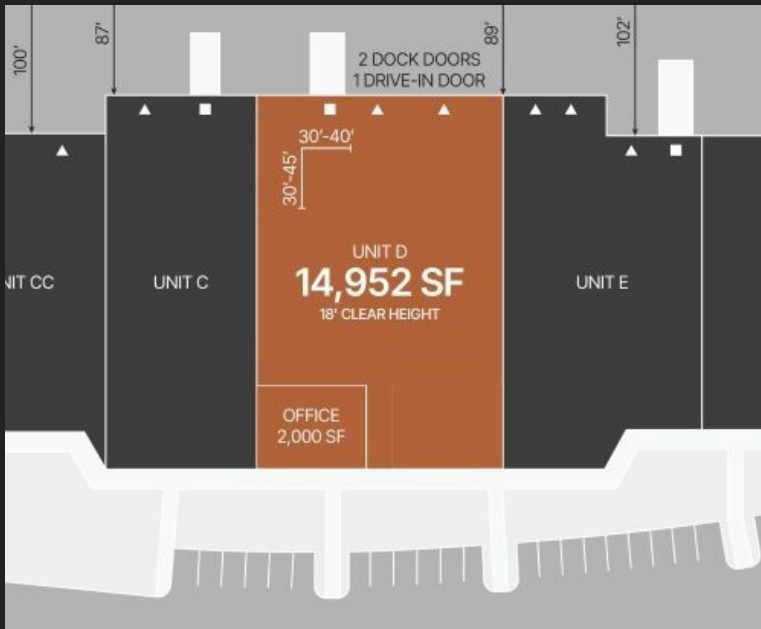
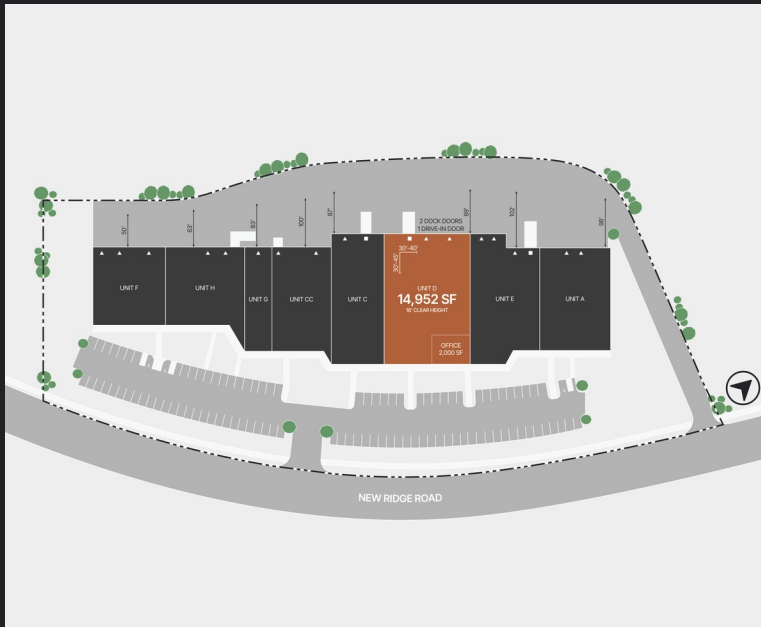
±14,952 SF

Suite D



LEASED BY





PROPERTY FEATURES

Ceiling Height 18' Clear

Column Spacing 30'/40'W x 30'/45'D

Heat Gas Fired

Sprinkler Wet System

Electric 277/480 Volt, 3 Phase, 4 Wire

Zoning W-1 Industrial Park District

Year Built 1985

Parking 104 Total Spaces (1.44/1,000 SF)

Loading Dock High (48"), at-grade drive-in and ramped drive-in

Truck Court Depth 68'-113'

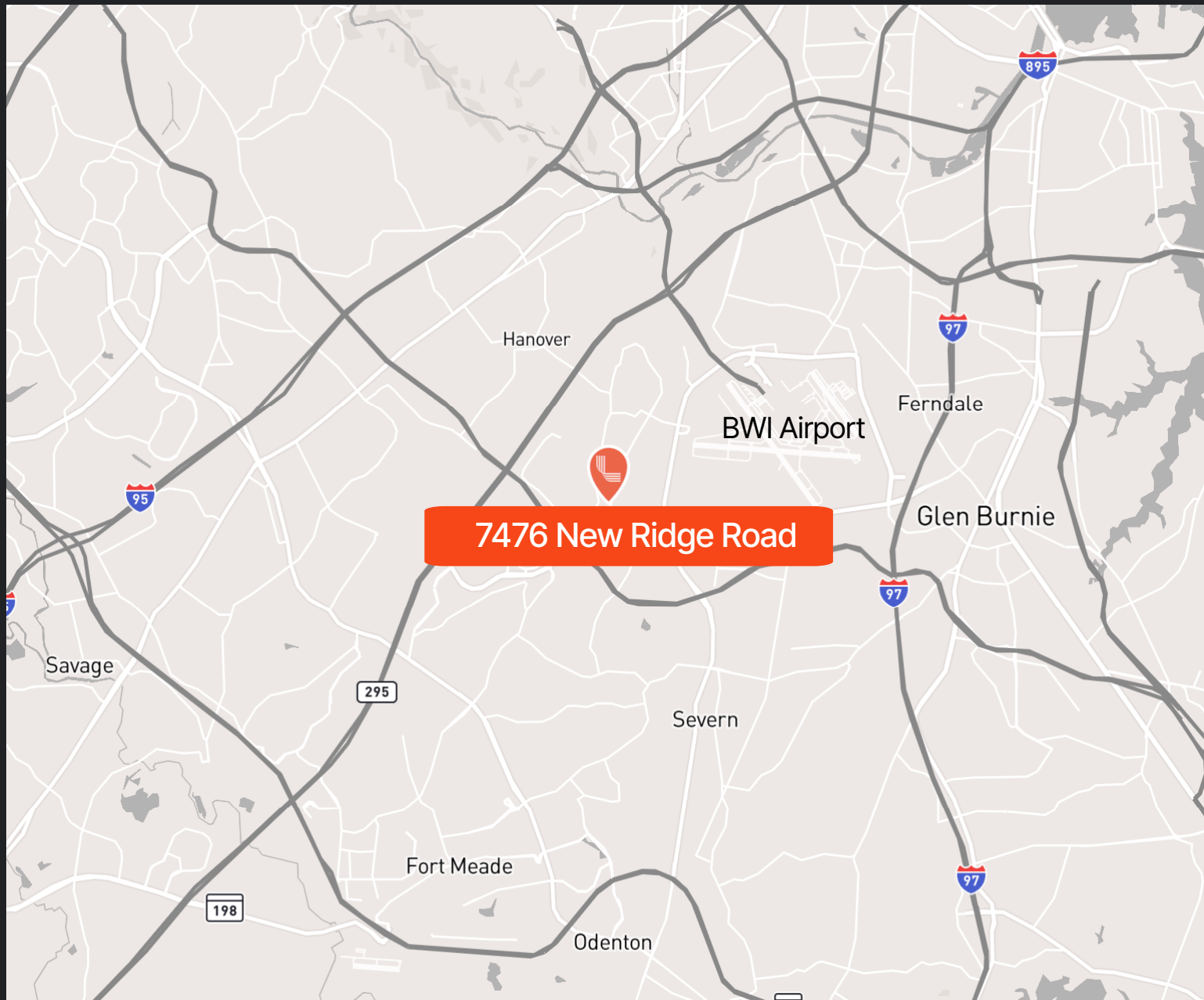
FOR LEASE

±14,942 SF

The available space in Suite D is 14,952 SF with 2,124 SF office with two dock-high (48") doors and one ramped drive-in.

Property zoning is W-1 Industrial Park District.

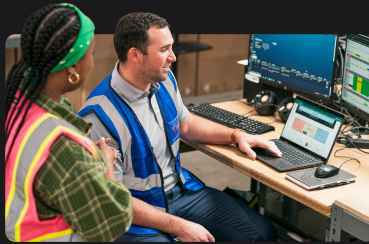
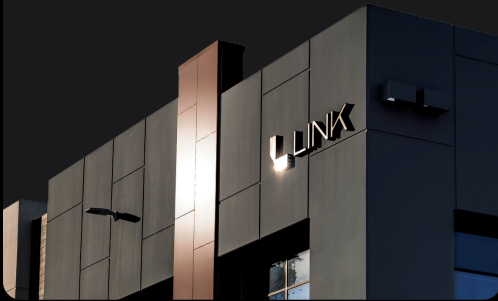
Situated in the Baltimore Commons Business Park, 7476 New Ridge Road provides excellent access to major transportation routes, including Route 100 and Route 295. It's also in close proximity to Baltimore/Washington International Thurgood Marshall Airport (BWI), facilitating efficient logistics and distribution operations.



Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

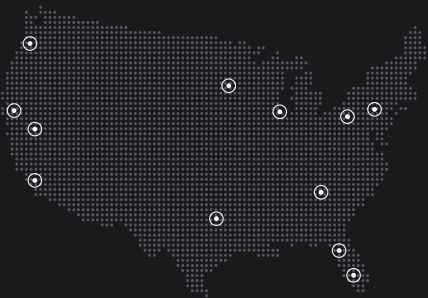
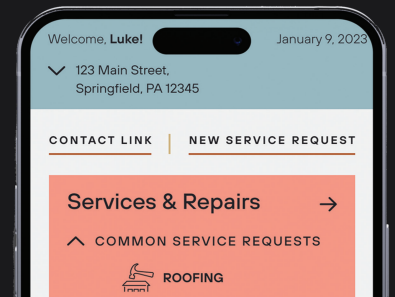


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

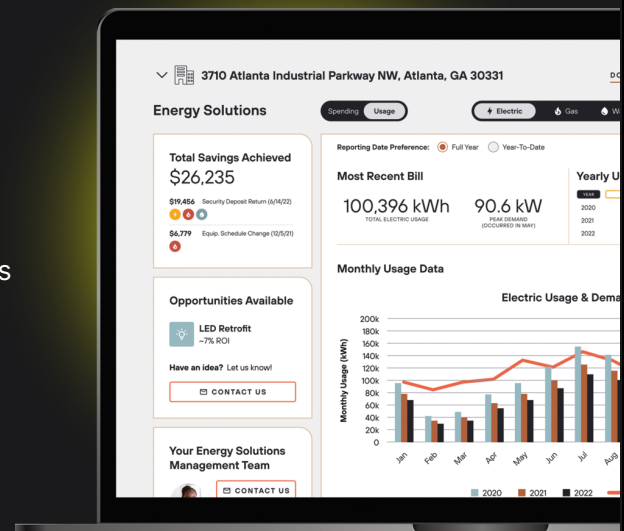
Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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