

HANOVER LOGISTICS PARK

7310
Corporate Center Dr
Hanover, MD 21076

NEW INDUSTRIAL BUILDING

FULLY DELIVERED

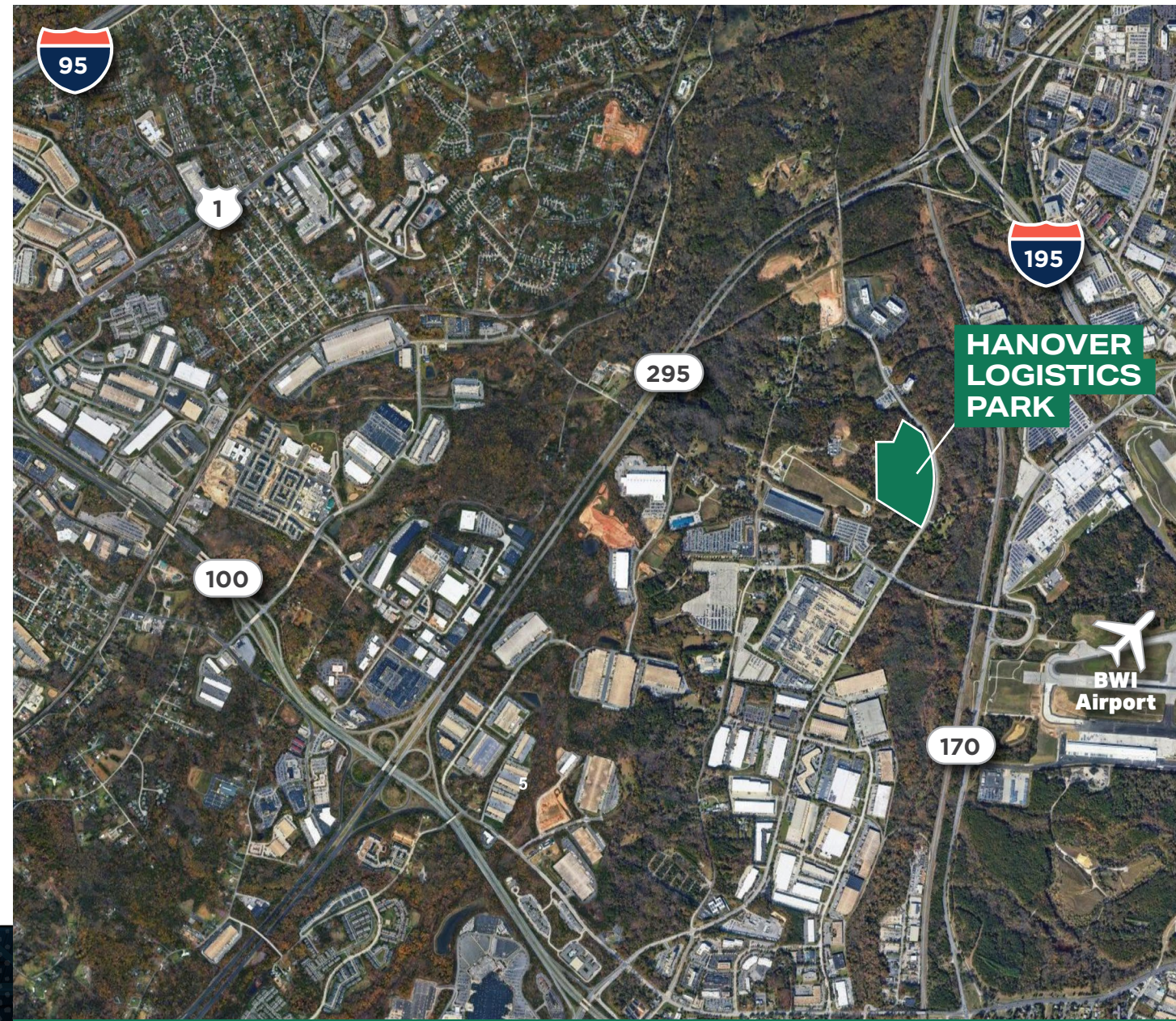
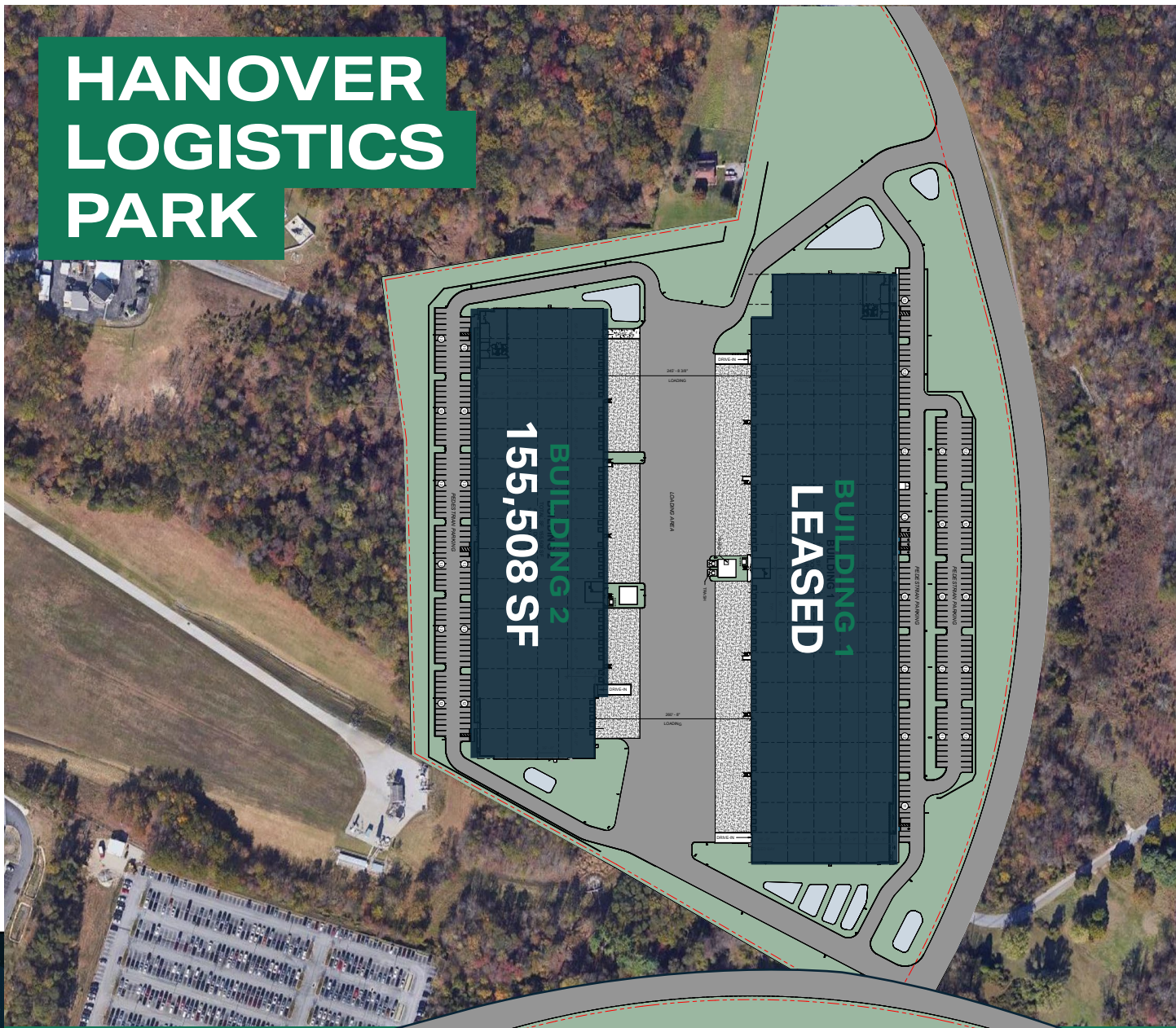
Project by:

TrammellCrowCompany

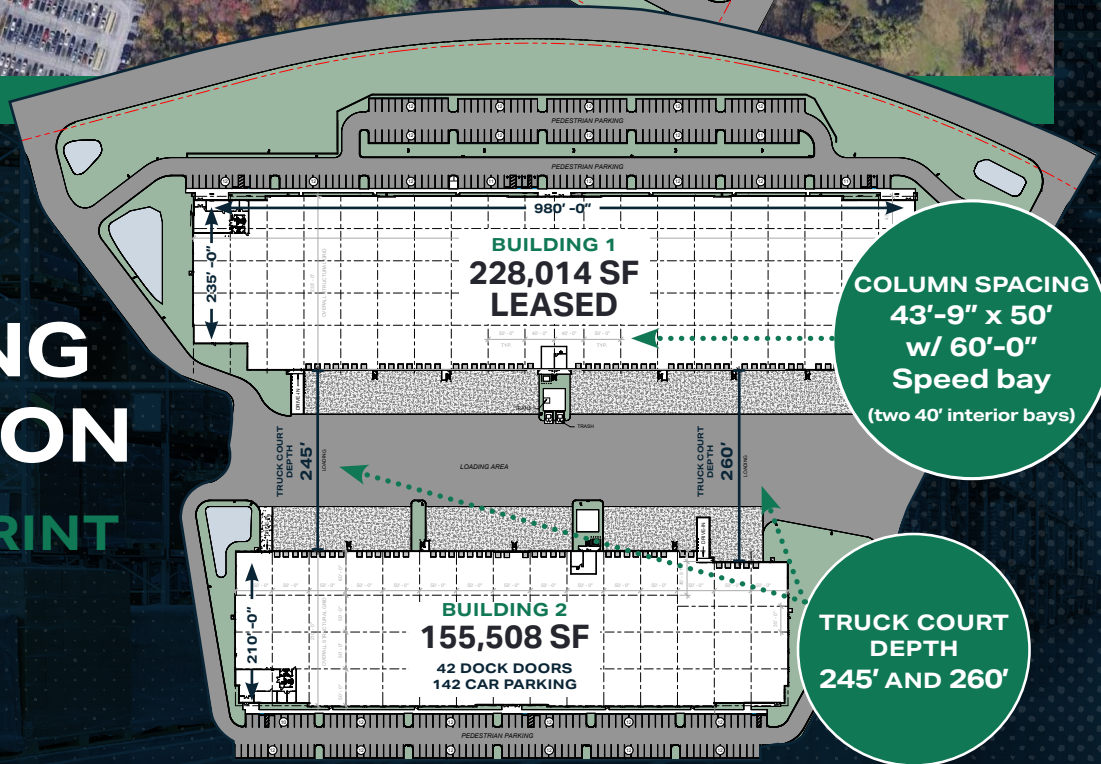
Leasing by:

 CUSHMAN &
WAKEFIELD

HANOVER LOGISTICS PARK



UNVEILING OUR VISION YOUR BLUEPRINT TO SUCCESS



- ▶ Hanover Logistics Park is a site composed of two buildings on 27.9 acres adjacent to BWI Airport.
- ▶ Building Two is a **155,508 sq ft, 36'-0"** clear, concrete tilt-wall, rear loaded distribution warehouse with a **50'-0" x 50'-0"** structural spacing and **60'-0"** speed-bay's.



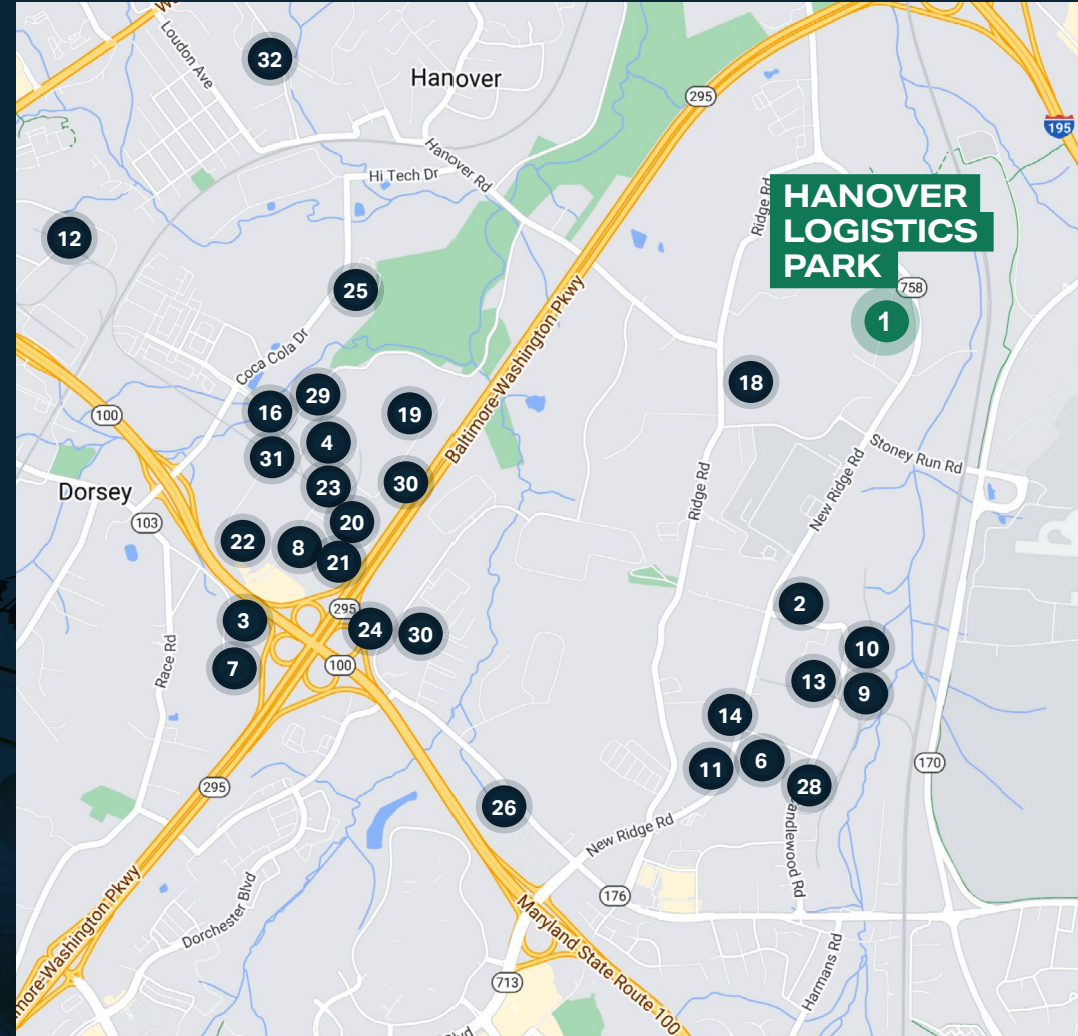
WELCOME TO HANOVER LOGISTICS PARK

STAY CONNECTED.

This premier business destination exudes modernity, convenience, and strategic significance. Situated within the bustling metropolitan area of Baltimore-Washington, D.C., this location offers unparalleled accessibility, with direct access to major highways such as I-95 and the Baltimore-Washington Parkway. Its close proximity to Baltimore/Washington International Thurgood Marshall Airport ensures seamless national and international connectivity, making it a prime choice for businesses with global ambitions. Fostering a dynamic and collaborative environment, this sophisticated business landscape, is home to a plethora of corporate headquarters, tech firms, and innovative startups, fostering a dynamic and collaborative environment. Surrounded by vibrant amenities, including shopping centers, dining options, and recreational facilities, this area provides an excellent work-life balance for employees. With its strategic location and a thriving business community, Hanover Logistics Park presents an unmatched opportunity for businesses to thrive and grow.

CORPORATE NEIGHBORS

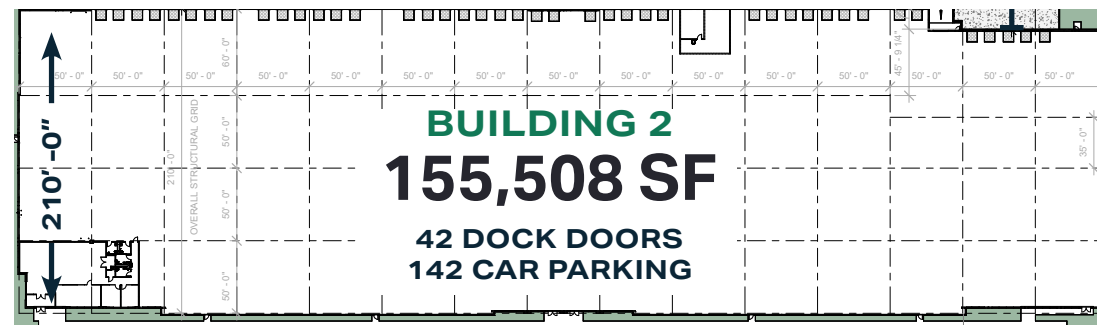
- 1 Site
- 2 Accu-Tech
- 3 Acalent Global Headquarters
- 4 Adform Creative
- 5 Aerotek Corporate
- 6 Apollo Warehouse for Giant Foods
- 7 Aston Carter Corporate
- 8 AT&T Corporate Offices
- 9 Barrett Distribution Center Inc
- 10 Berry Global
- 11 C Systems International Corporation
- 12 Cel-Sci Coporation
- 13 Coca Cola
- 14 Commercial Construction
- 15 CorVel Corporation
- 16 EAS
- 17 GBL Sales, Inc.
- 18 Intralox
- 19 Jacobs Telecommunications
- 20 Jehahn Corp
- 21 JHHC New Home
- 22 Lockheed Martin
- 23 Parkway Center
- 24 Penacity, LLC
- 25 Phillips Corporation
- 26 POA Enterprises
- 27 Polaris Worldwide Logistics
- 28 Secure Facility Corporation
- 29 Source North America Corporation
- 30 Staples Fulfillment Center & Sales Office
- 31 Verizon Central Office
- 32 Waichi Corporation



BUILDING 2

7310 CORPORATE CENTER DRIVE
HANOVER, MD 21076

SF:	155,508 SF
Clear Height:	36'-0"
Column Spacing:	50' x 50', w/ 60'-0" Speed bay
Building Depth:	210'- 0"
Clerestory:	One, 4'-6" x 5'-0" clerestory window provided per panel
Roof:	Mechanically fastened .60mil White TPO roof with R-30 insulation value
Power:	3000 amps
Parking:	142
Loading:	53 dock high doors and 2 drive-in doors
Truck Court Depth:	245'- 8 3/8" and 260'- 8"
Sprinkler:	ESFR Fire Sprinkler System
Lighting:	LED HIGH Bay fixtures w/ motion sensors
Flooring:	7" thick, unreinforced concrete slab
Zoned:	W1 Industrial Park



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