

# 400 HICKORY DRIVE

ABERDEEN, MD 21001



NAI klnb

# PROPERTY HIGHLIGHTS



- Space Available: 1,996 SF - 10,000 SF [Contiguous]
- Turn-key Class A office building
- 4-story office building totaling  $\pm 60,000$  SF
- Built in 2006
- Plug-n-Play
- Existing Furniture included
- Parking Ratio: 5/1,000 SF
- Access: 7 minutes to I-95 and directly off Route 40.
- 12 minutes to Aberdeen Proving Ground



**400  
HICKORY DRIVE**

**5 min DT**



**4 MILES**  
to I-95



**2 MILES**  
to Aberdeen Amtrak



**2 MILES**  
to Aberdeen Proving Grounds

# 400 HICKORY DRIVE



Walmart

amazon

The Container Store

Walmart  
DISTRIBUTION CENTER

CLOROX

wayfair

SEPHORA

BOB'S FURNITURE

staffmark

PHILLIPS ARMY  
AIRFIELD

ABERDEEN  
PROVING GROUNDS

95

40

7

40

715

715

40

40

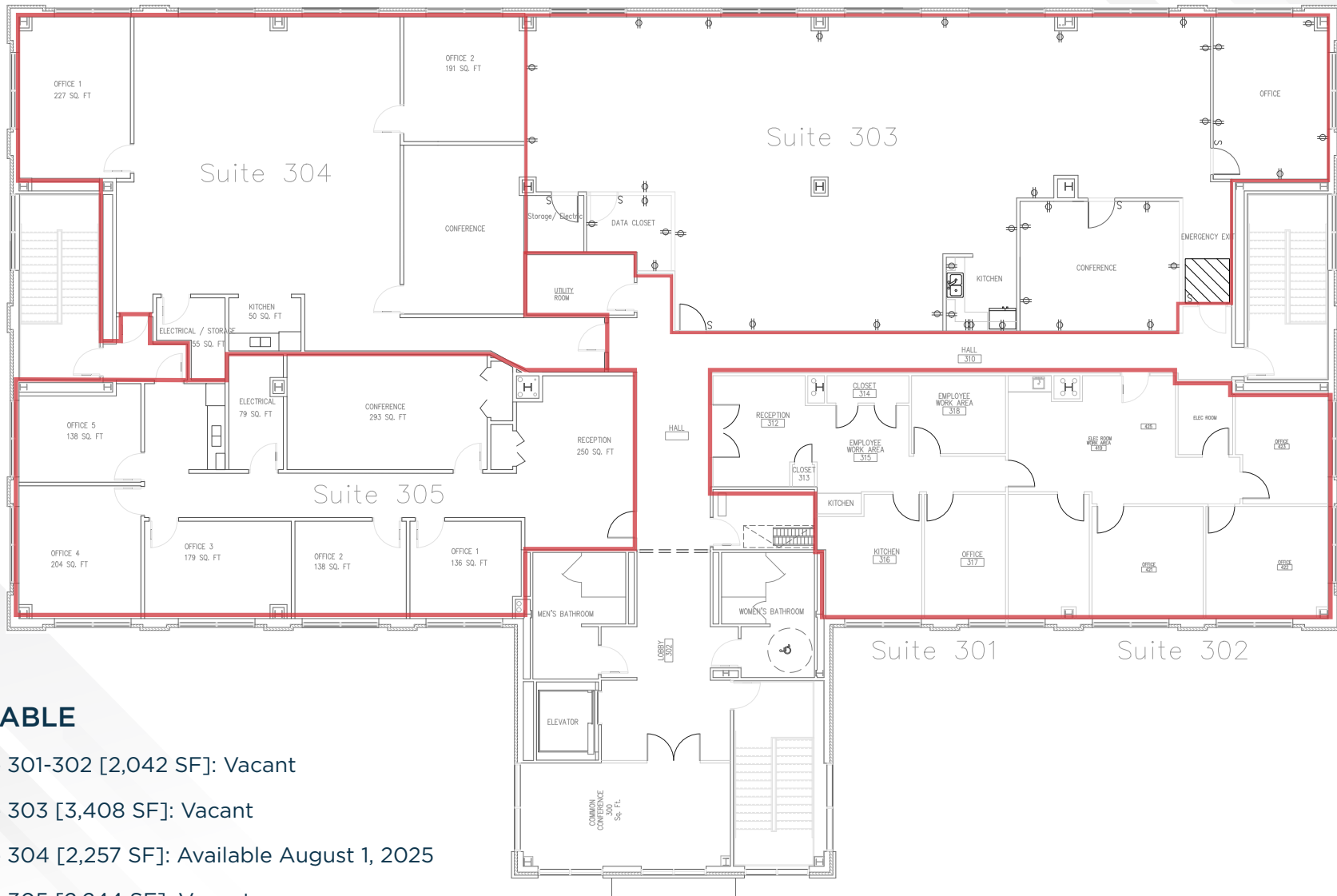
delphia Rd

Harford Blvd

Perryman Rd



# THIRD FLOOR PLAN

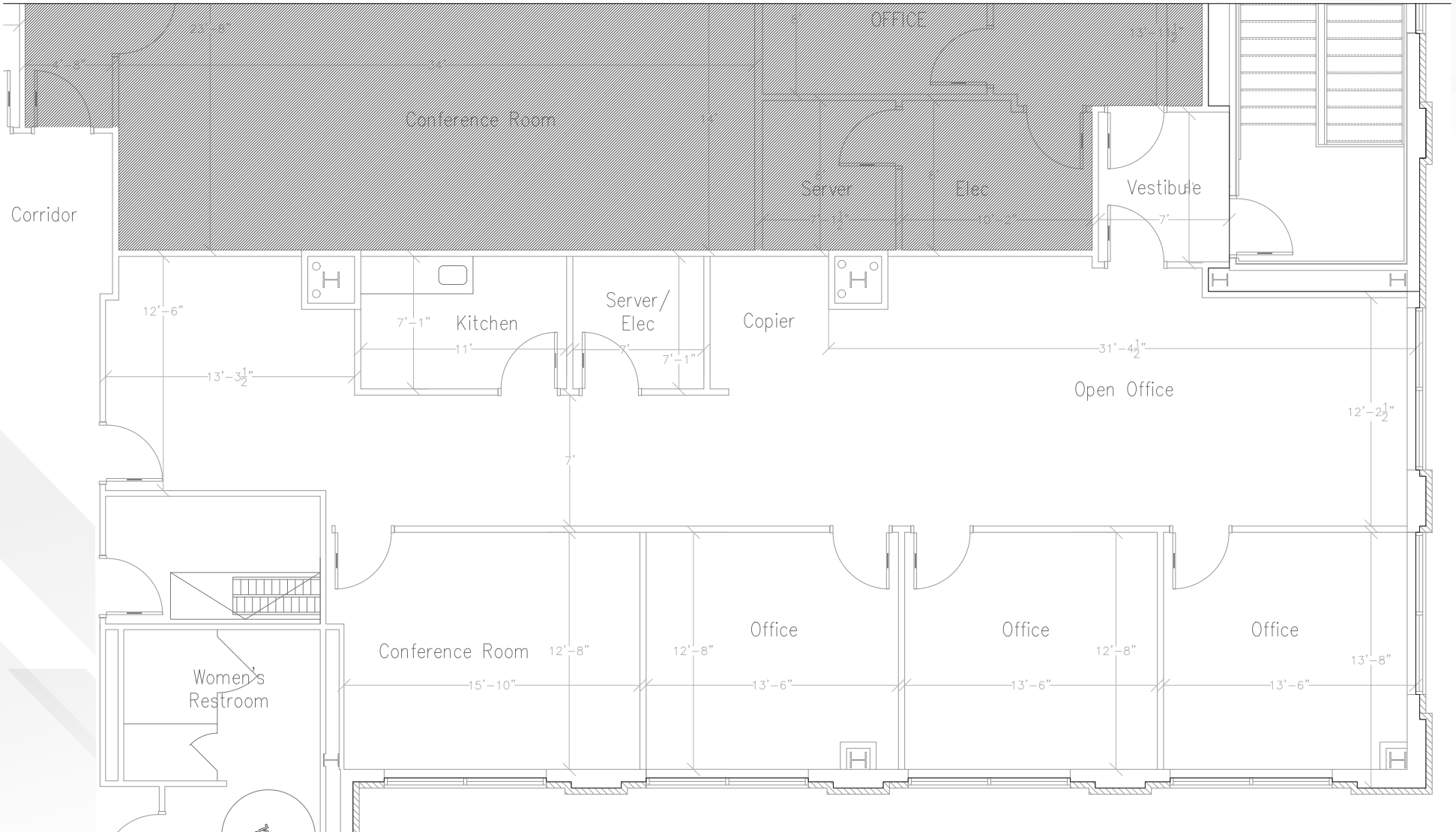


## AVAILABLE

- Suite 301-302 [2,042 SF]: Vacant
- Suite 303 [3,408 SF]: Vacant
- Suite 304 [2,257 SF]: Available August 1, 2025
- Suite 305 [2,244 SF]: Vacant

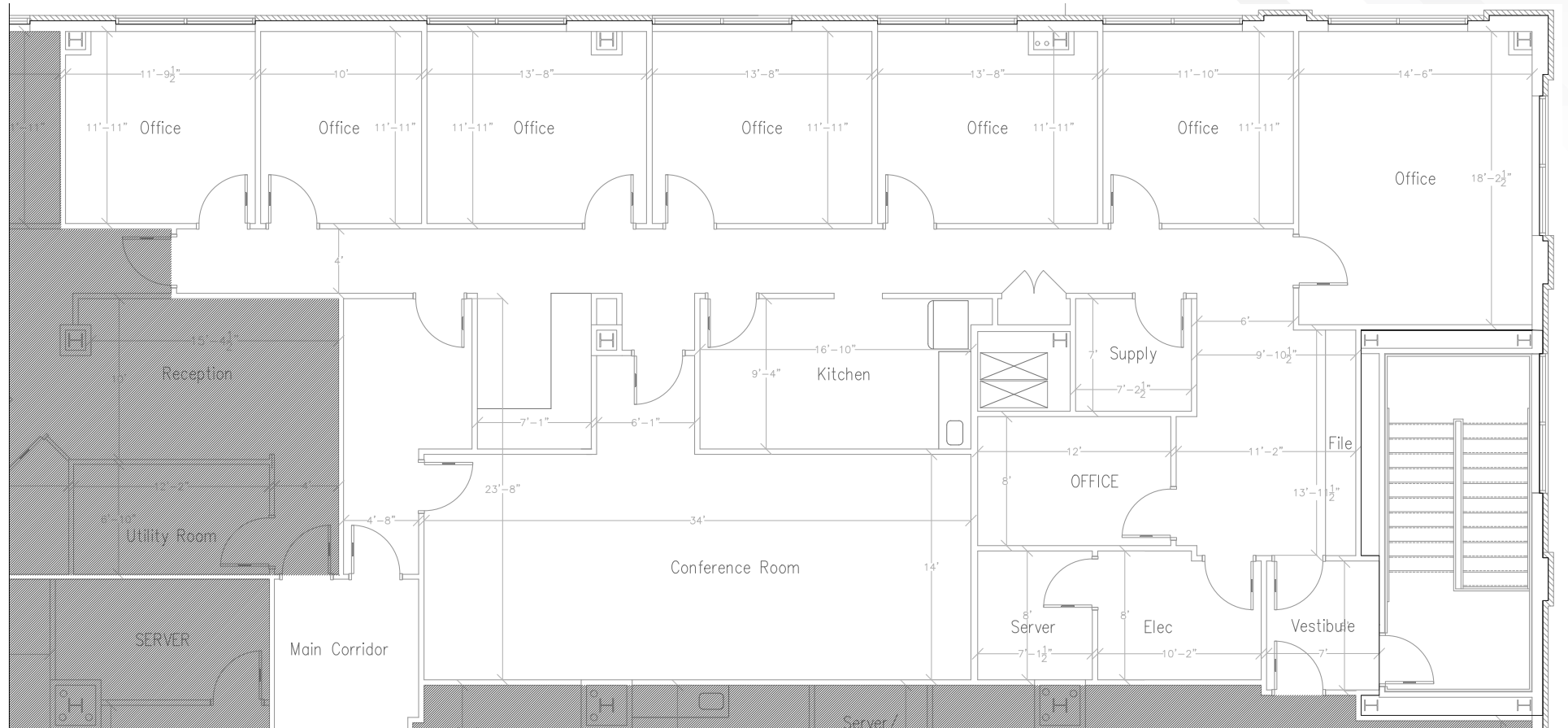
# SUITE 402

[1,996 SF]: Vacant



# SUITE 403B

[3,377 SF]: Vacant



# 400 HICKORY DRIVE

For more information, please contact:

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