



HANOVER LOGISTICS PARK PHASE II

7281 Corporate Center Drive | Hanover, MD 21076

232,931 SF
AVAILABLE

Minutes From I-95 & BWI Airport

Scan to view live
construction progress





CONNECTED TO COMMERCE



Hanover Logistics Park II delivers more than 232,000 square feet of in-demand, Class A industrial space adjacent to BWI Airport. Located along the Baltimore-Washington Corridor, two miles from I-95, the Building provides logistics and distribution users exceptional proximity to Baltimore and D.C. in under 30 minutes, seamless access to critical distribution networks, and great connectivity to a robust Mid-Atlantic population of 9.8M consumers within an hour.

BUILDING SPECIFICATIONS

SF	232,931 SF
Parking	180 spaces
Clear Height	36' clear state-of-the-art warehouse
Construction Type	Tilt-up construction
Column Spacing	45'x56' typical bays, with one 60' speed-bay at loading area, 60' concrete truck court
Flooring/Slab	7" concrete slab, unreinforced, with vapor barrier in office areas
Roof	60 Mil White TPO Roof with R-30 insulation
Loading	30 qty. 9x10 Dock Doors and 2 qty. 14x16 Drive-in Doors
Dock Levelers	2 qty. 7'x8' RHM mechanical, 35,000 lbs capacity
Utilities	Natural gas to building
HVAC/ Air Handling	3 qty. Make Up Air Heater – 6,940 CFM Outside Air, 50° @ 0° ambient
Telecom	2 qty. 4" Telephone conduit for Comcast and Verizon
Power	4000 Amp 277/480V 3-phase
Fire Protection	Building fully sprinklered per NFPA 13
Office Space	3,150 SF Office Suite with open workstation concept, large conference room, 2 private offices
Restrooms/Amenities	Dedicated single-hole warehouse and office, men's and women's restrooms

CONSTRUCTION PROGRESS

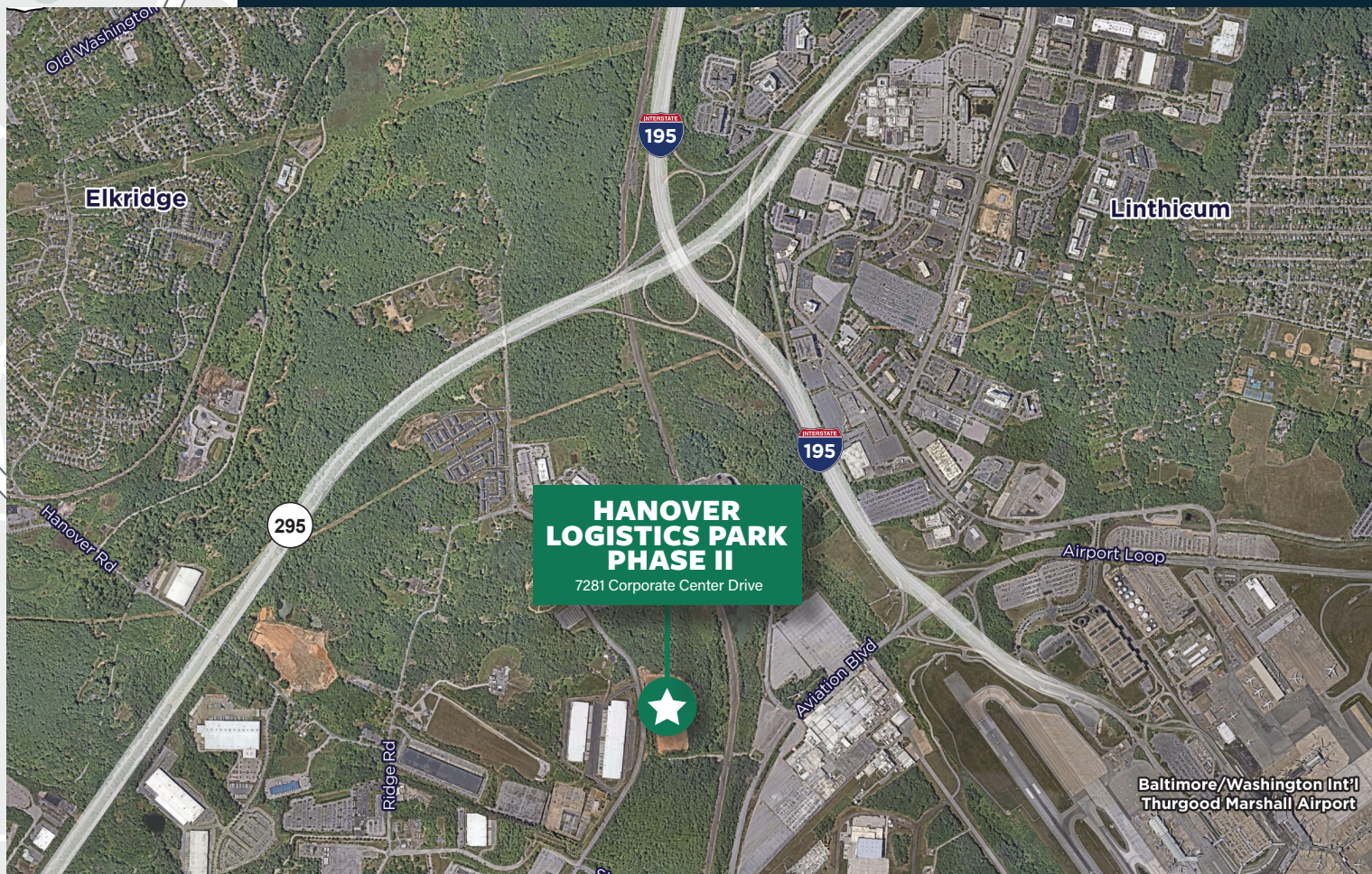






WHERE INDUSTRY LEADERS CONVERGE

The dynamic landscape of the Baltimore-Washington Corridor is defined by a diverse roster of industry leaders in logistics and distribution, corporate headquarters, tech firms, and innovative startups. With its strategic location, and proximity to major East Coast markets and transportation networks, Hanover Logistics Park II presents an unmatched opportunity for businesses to thrive and grow within one of the nation's most in-demand industrial hubs.

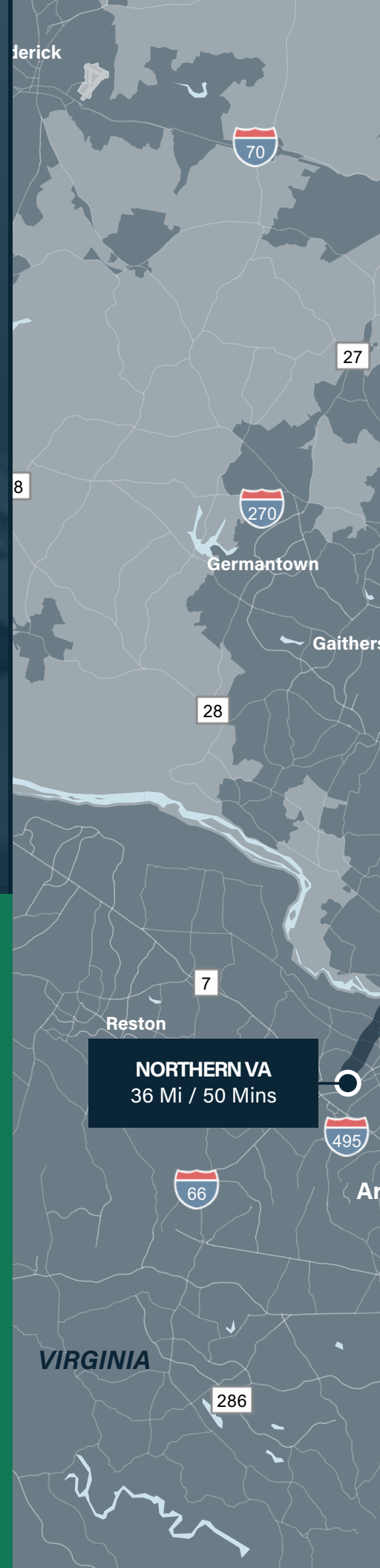


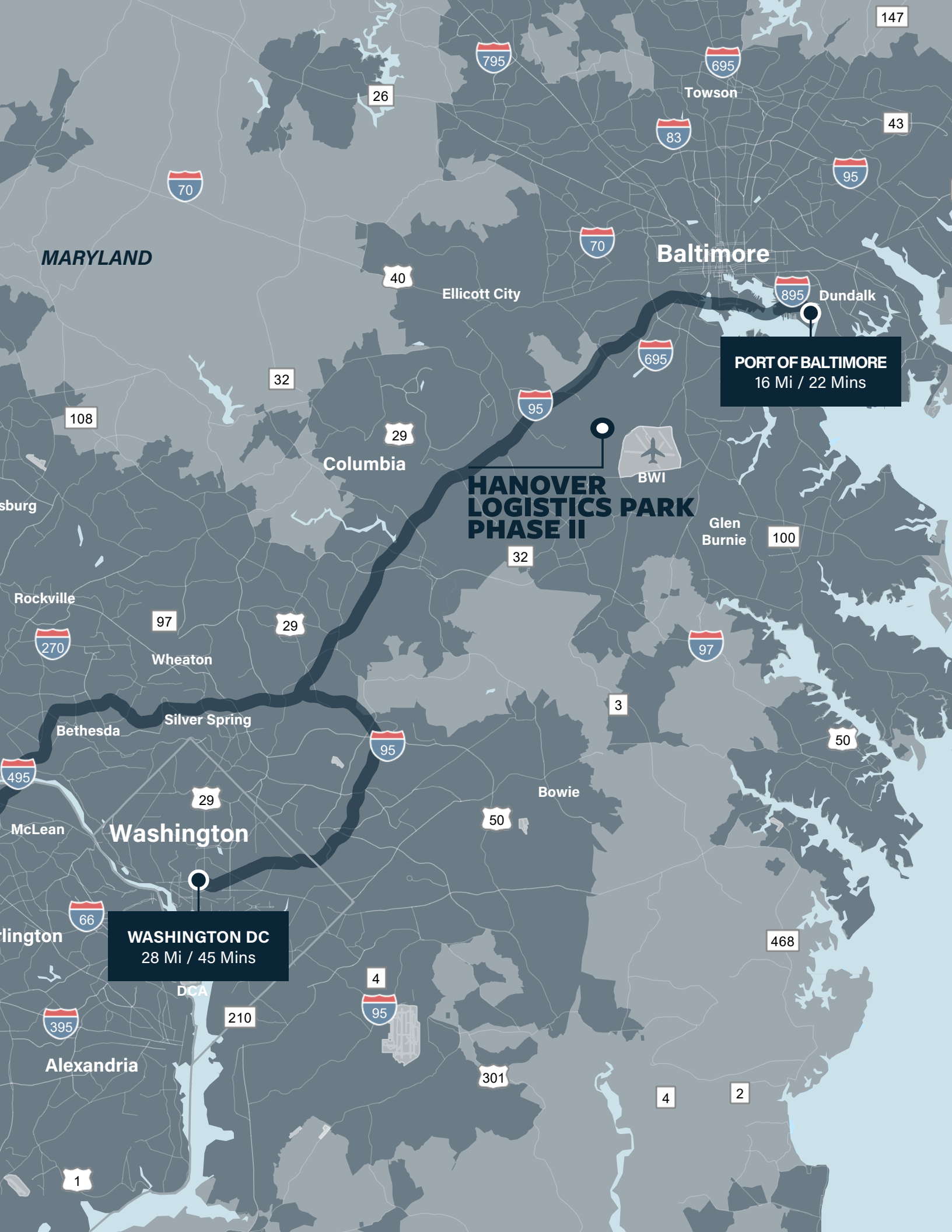
PRIME ACCESS. GLOBAL REACH

Situated within the bustling core of the Baltimore-Washington market, Hanover Logistics Park II offers unparalleled accessibility and direct access to major highways like I-95 and the Baltimore-Washington Parkway. The Property's great proximity to BWI Airport also ensures seamless national and international connectivity, making it a prime choice for businesses with global ambitions.

DRIVING DISTANCES

I-295	<1 mile
I-95	2.5 miles
BWI AIRPORT	4.5 miles
I-695	6.5 miles
I-70	11 miles
PORT OF BALTIMORE	16 miles
WASHINGTON D.C.	28 miles
WILMINGTON, DE	80 miles





MARYLAND

Baltimore

PORT OF BALTIMORE
16 Mi / 22 Mins

HANOVER
LOGISTICS PARK
PHASE II

WASHINGTON DC
28 Mi / 45 Mins

Alexandria



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FOR MORE LEASING INFORMATION, PLEASE CONTACT:

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