

**SIGN A 5-YEAR LEASE AND GET 5 MONTHS OF FREE RENT**

**Colliers**

**3,640 SF**

**12,624 SF**

**For Lease**

**3,640 SF & 12,624 SF**

Industrial/Flex Suites Available

**NEW OWNERSHIP**



**1340 Charwood Rd  
Hanover, MD 21076**



# Features

**SF Available** 3,640 SF &  
12,624 SF (can be demised)

**Building Size** 61,664 SF

**Clear Height** 14'

**Column Spacing** 30' x 40'

**Loading** Dock High

**Power** 208 Volts / 3 P

**Sprinkler** Wet

**Parking Ratio** 3/1,000

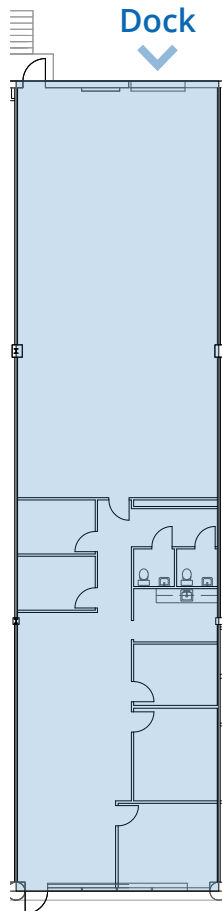
- Immediate access to primary transportation arteries: (I-95, I-295, I-195, I-97 Route 100, Route 1)



## Suite G

3,640 SF

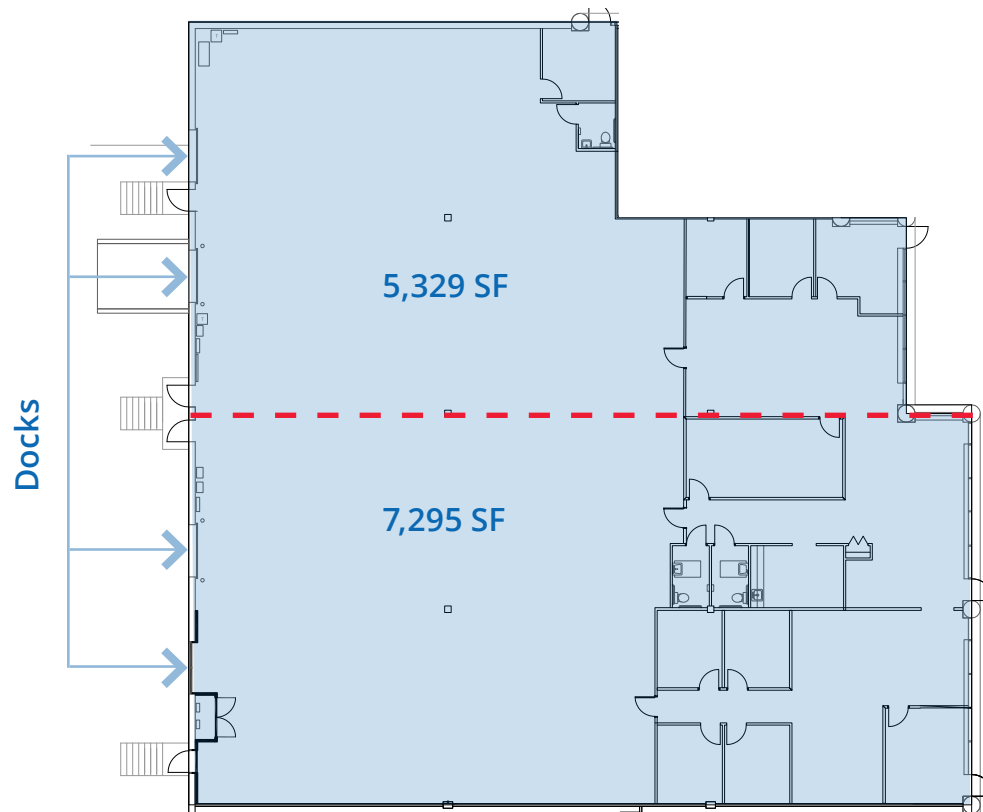
- 1 Dock
- Make ready improvements completed in office and warehouse



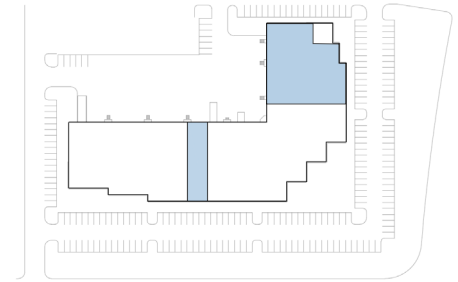
## Suite P

12,624 SF

- 4 Docks
- Make ready improvements completed in office and warehouse
- Can be demised into 2 smaller suites



Key Plan



Possible  
demise plan



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Hanover, MD 21076

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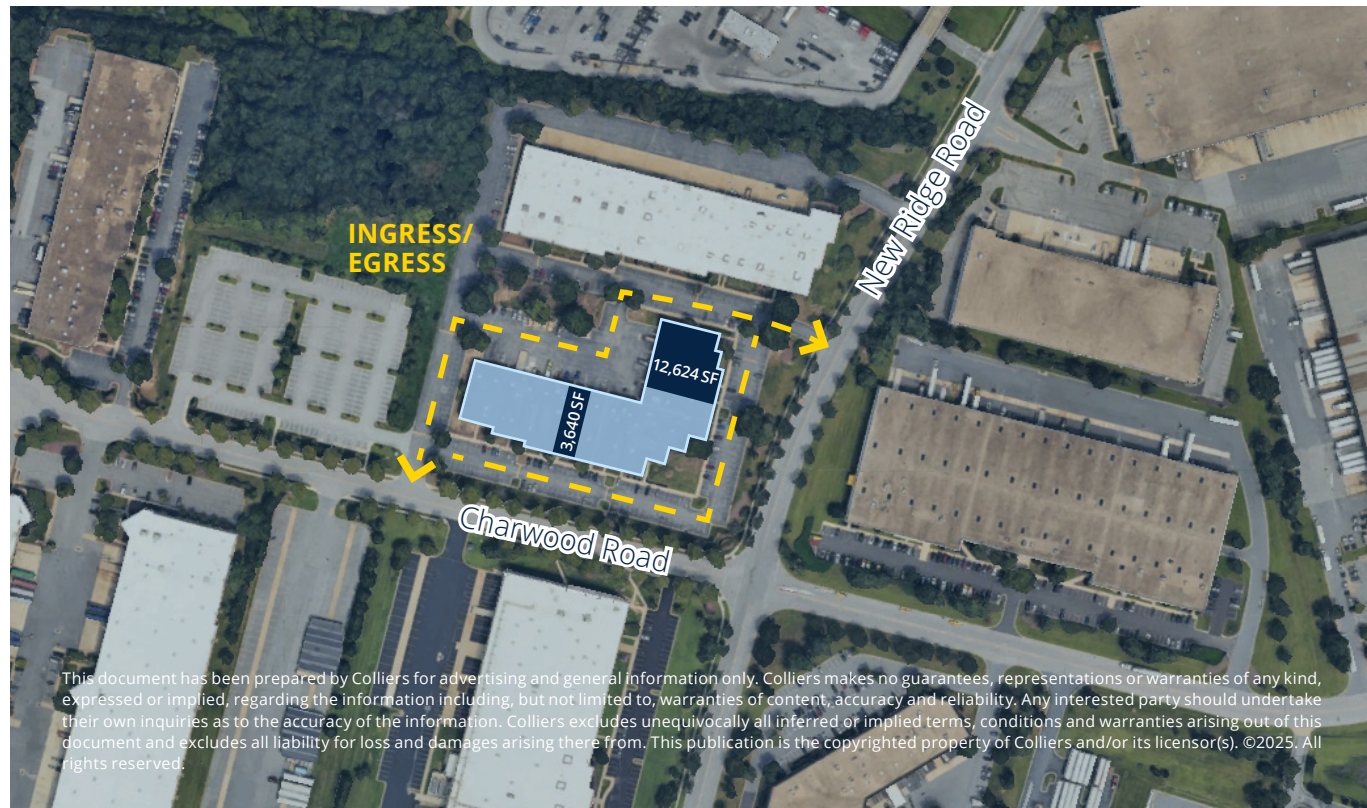
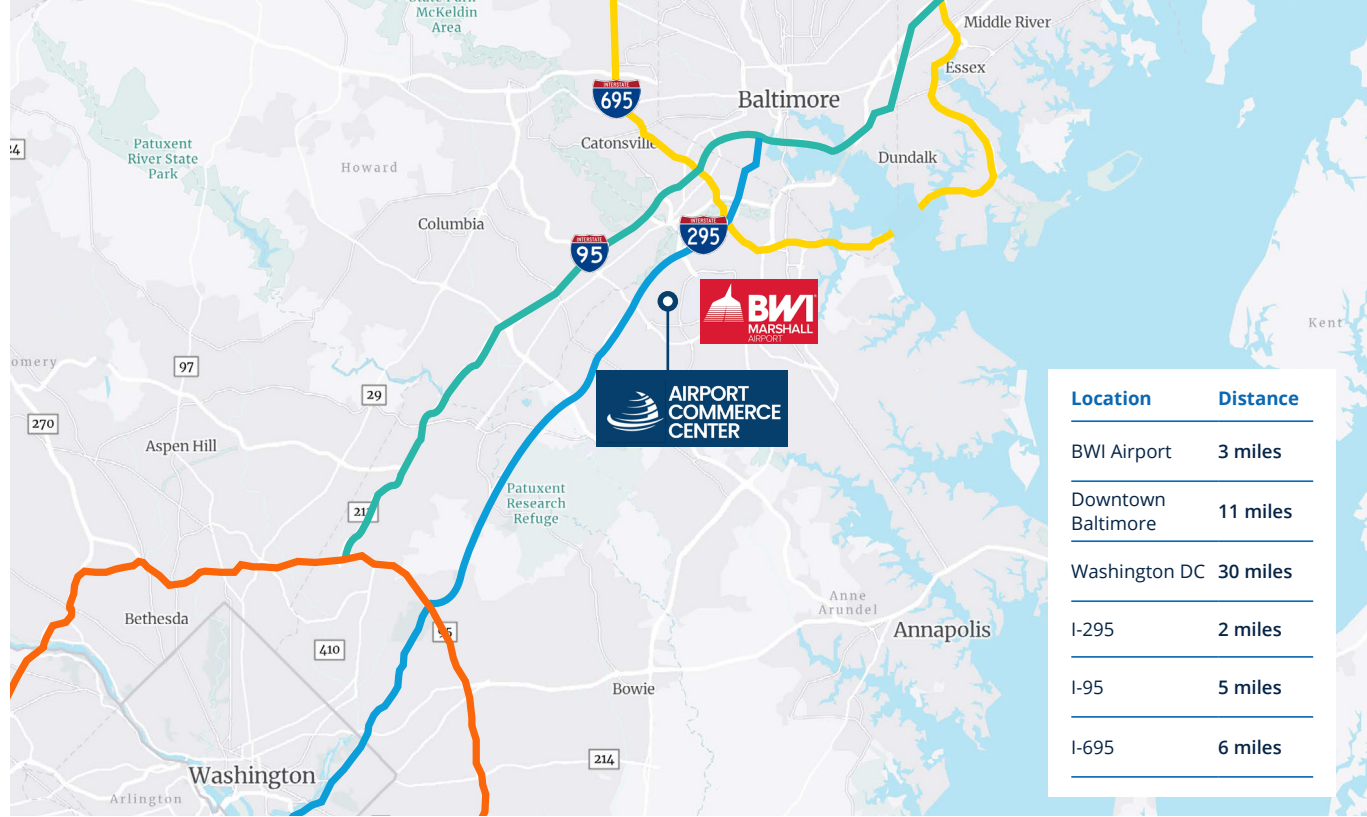
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