



7106 Faulkner Road, Hanover, MD

HANOVER TRADE CENTER

136,500 SF AVAILABLE MINUTES FROM I-95 & BWI AIRPORT



SCAN OR CLICK
TO VIEW VIDEO



**CUSHMAN &
WAKEFIELD**



Building Specifications

LOT AREA	16 +/- acres
TOTAL BUILDING SIZE	136,530 SF single-load configuration
TOTAL BUILDING DIMENSIONS	205' x 666'
CLEAR HEIGHT	36'
BUILDING FLOOR SLAB	7" thick un-reinforced 4,000 psi concrete
COLUMNS	50' x 56' typical; 60' x 56' at speed bays
FIRE PROTECTION SYSTEM	ESFR fire sprinkler system
ELECTRICAL	3,000 amp service, 480 volt, 3 phase, 4-wire power
TRUCK DOORS AND DOCK EQUIPMENT	33 Loading Dock Positions with: • 9' x 10' insulated manually operated dock doors with single vision panel • Z-Guards for door protection • 7' x 8' 40,000 lbs mechanical levelers, seals and bumpers
GRADE DRIVE-IN DOORS	(2) concrete drive-in ramps with 14'x14' powered overhead doors
TRUCK COURT	120' truck court w/ 60' concrete apron
AUTO PARKING	112 auto parking spaces
LIGHTING	LED

Hanover Trade Center offers more than 136,000 SF of critical, in-demand industrial space within the Baltimore-Washington Corridor – one of the nation’s top hubs for distribution and logistics. With great proximity to I-95, BWI Airport and the Port of Baltimore and several markets across the Mid-Atlantic, Hanover Trade Center gives users valuable access to a robust population of 9.8M consumers within an hour.



16 +/- ACRES
LOT SIZE



136,530 SF
TOTAL BUILDING SIZE



112
PARKING SPACES

A PREMIER INDUSTRIAL HUB

Made up of leading industrial, distribution and logistics tenants, the BW Corridor represents one of the nation's most in-demand industrial hubs, delivering easy access to several Mid-Atlantic markets, a vast consumer base, abundant labor pool and the region's established distribution network.



THINK BIGGER. CONNECT FASTER.

Located in the heart of one of the nation's largest and most connected industrial submarkets, Hanover Trade Center offers quick access to the Port of Baltimore, BWI Airport, Washington, D.C., Baltimore, and the broader Mid-Atlantic via direct connectivity to I-95, I-295 and many other regional thoroughfares.

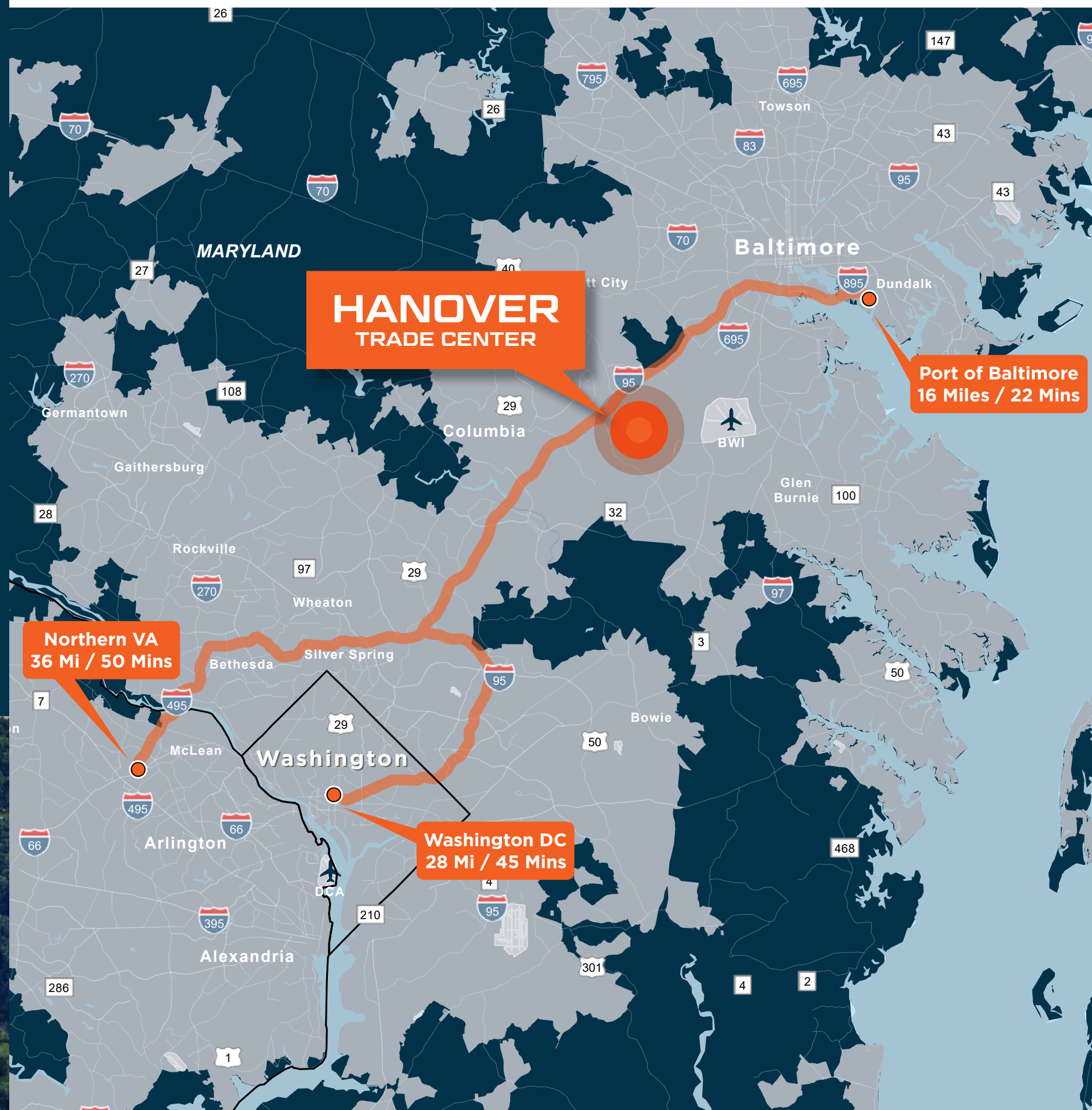
Driving Distances

I-295	<1 mile	I-70	11 miles
I-95	2.5 miles	Port of Baltimore	16 miles
BWI Airport	4.5 miles	Washington D.C.	28 miles
I-695	6.5 miles	Wilmington, DE	80 miles

IMMEDIATE ACCESS TO ROUTE 100

**PARCEL SIZE:
+/- 16 ACRES**

PROPOSED BUILDING SIZE:
136,530 SF



POURING THE SLAB!



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For more leasing information, please contact:

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