

Free-Standing Industrial Building with Storage Yard

Colliers

For Sale

Reduced Price

\$225 PSF

15,090 SF

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7267 Park Circle Drive Hanover, MD 21076

Property Highlights

- 15,090 SF Free-standing Industrial Building
- 2,144 SF office
- 3 Dock-high Loading Doors
- 1 Ramped Drive-in Door
- Clear ceiling heights ranging from 13'-18'
- Column Spacing 35' W x 20' D (Typical)
- 4,000 Amps, 277/480 Volt, 3 Phase, 4 Wire Primary Electrical Service
- 2,500 Gallon Diesel Belly Tank 750 kVA Caterpillar Back-up Generator
- Approximately .1 Acre Fenced, Gated, Secured & Screened Storage Yard area
- On-site Cellular Tower
- Dual Fiber Entrances with Diverse Internal Distribution Capabilities
- Zoned W-1 (Industrial Park District)

Location

- Conveniently located off of Route 100 via Coca Cola Drive
- 2.5 miles to I-95



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