

7106 Faulkner Road, Hanover, MD

HANOVER TRADE CENTER

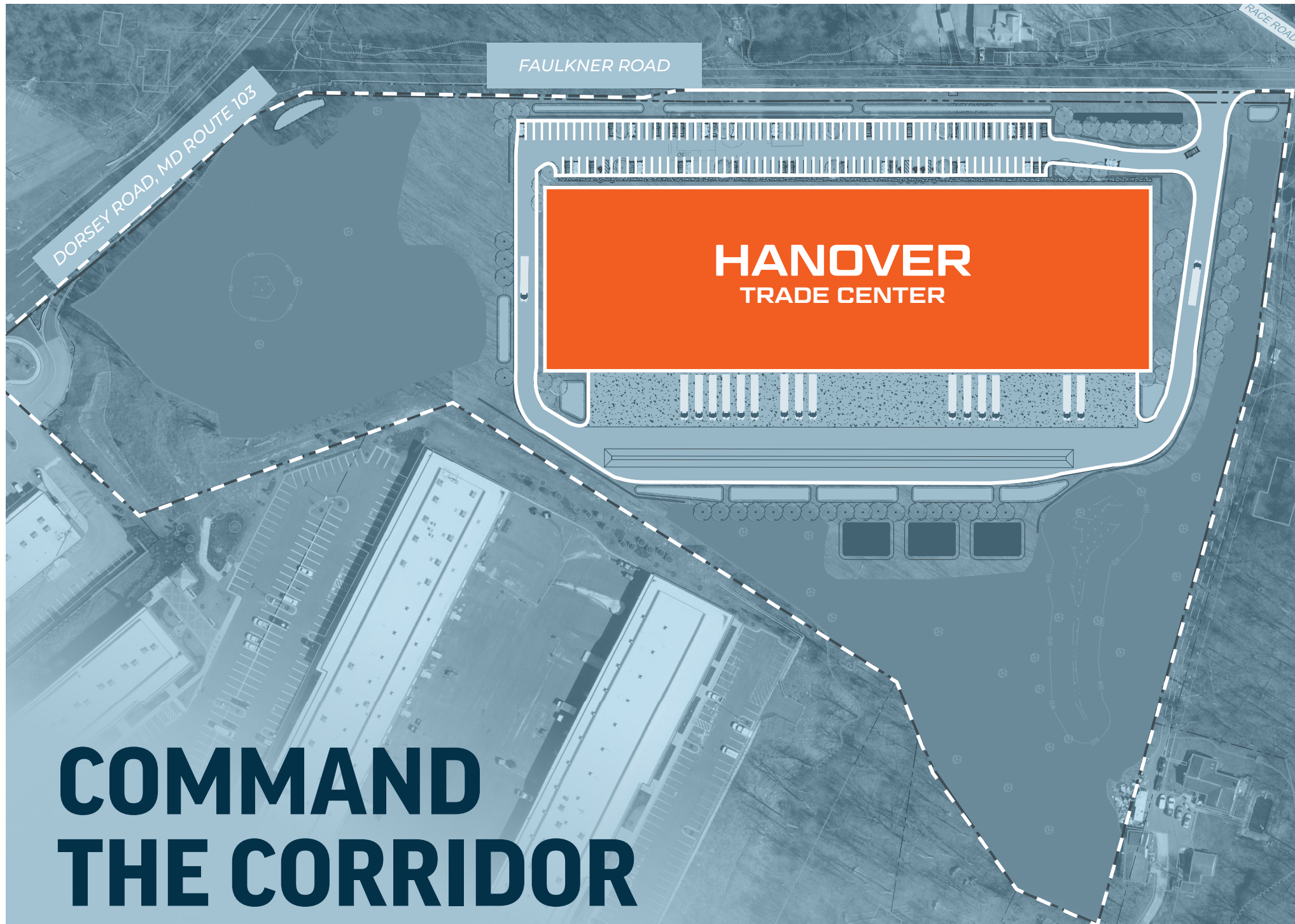
136,500 SF AVAILABLE MINUTES FROM I-95 & BWI AIRPORT



SCAN OR CLICK
TO VIEW VIDEO



CUSHMAN &
WAKEFIELD



COMMAND THE CORRIDOR

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: <ul style="list-style-type: none"> • 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.



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LOT SIZE



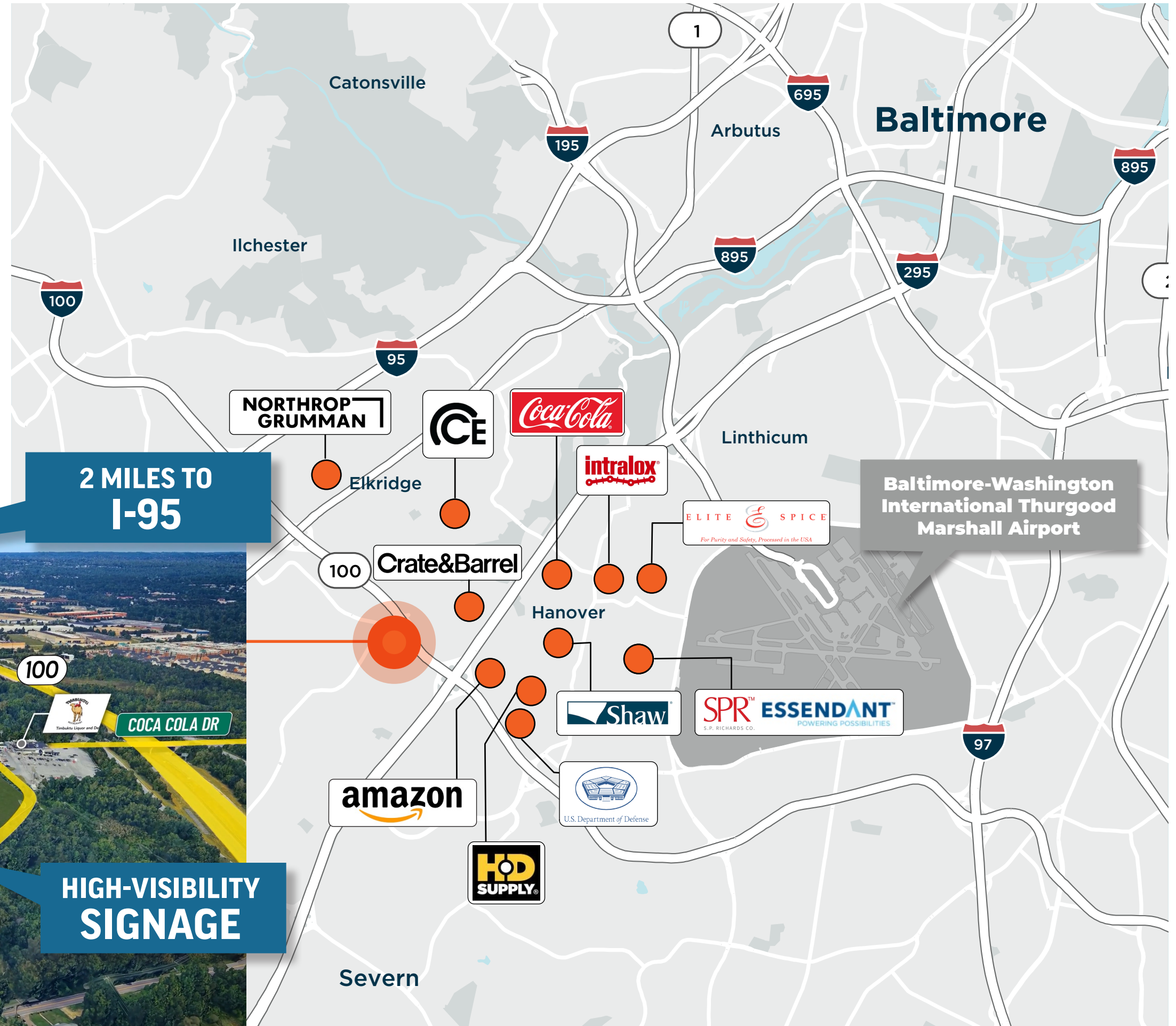
136,530 SF
TOTAL BUILDING SIZE



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.



NEARING PAD READY!



7106 Falkner Road, Hanover, MD

For more leasing information, please contact:

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