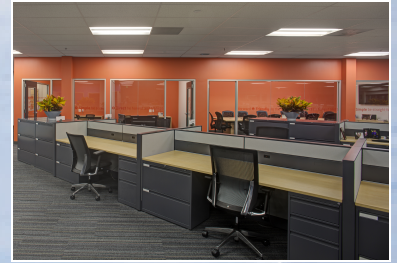
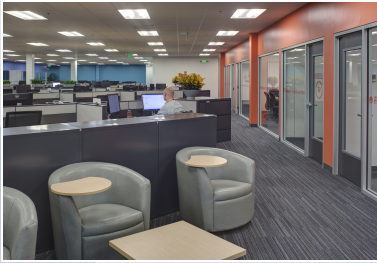


PROPERTY OVERVIEW

BALTIMORE COMMONS - 7484 CANDLEWOOD

7484 CANDLEWOOD ROAD, HANOVER, MD 21076



Building Information

- Quick access to MD Route 176 (Dorsey Road), I-295, I-95 and Route 100
- One-story block & brick construction with steel trim
- 77,135 SF flex building
- 277/480 volt, 3-phase, 4-wire service
- Gas heat/public utilities
- Sprinklered
- Well-lit parking area
- Less than 4 miles from BWI Airport, Amtrak and Light Rail
- 9 miles to marine terminal
- 3.4 miles to Ft. Meade
- 4.9 miles to National Security Agency (NSA)
- Anne Arundel Co., W-2 zoning: manufacturing, warehousing, wholesaling, office



Surrounding Amenities

- The Greene Turtle
- TGI Fridays
- Chick-fil-A
- Dunkin'
- Panera Bread
- Chipotle
- McDonald's
- United States Postal Service
- Bank of America
- Childtime of Hanover
- 7-Eleven
- Bed Bath & Beyond
- Safeway Supermarket
- Best Buy

Site Plan

Baltimore Commons - 7484 Candlewood

7484 Candlewood Road

Industrial

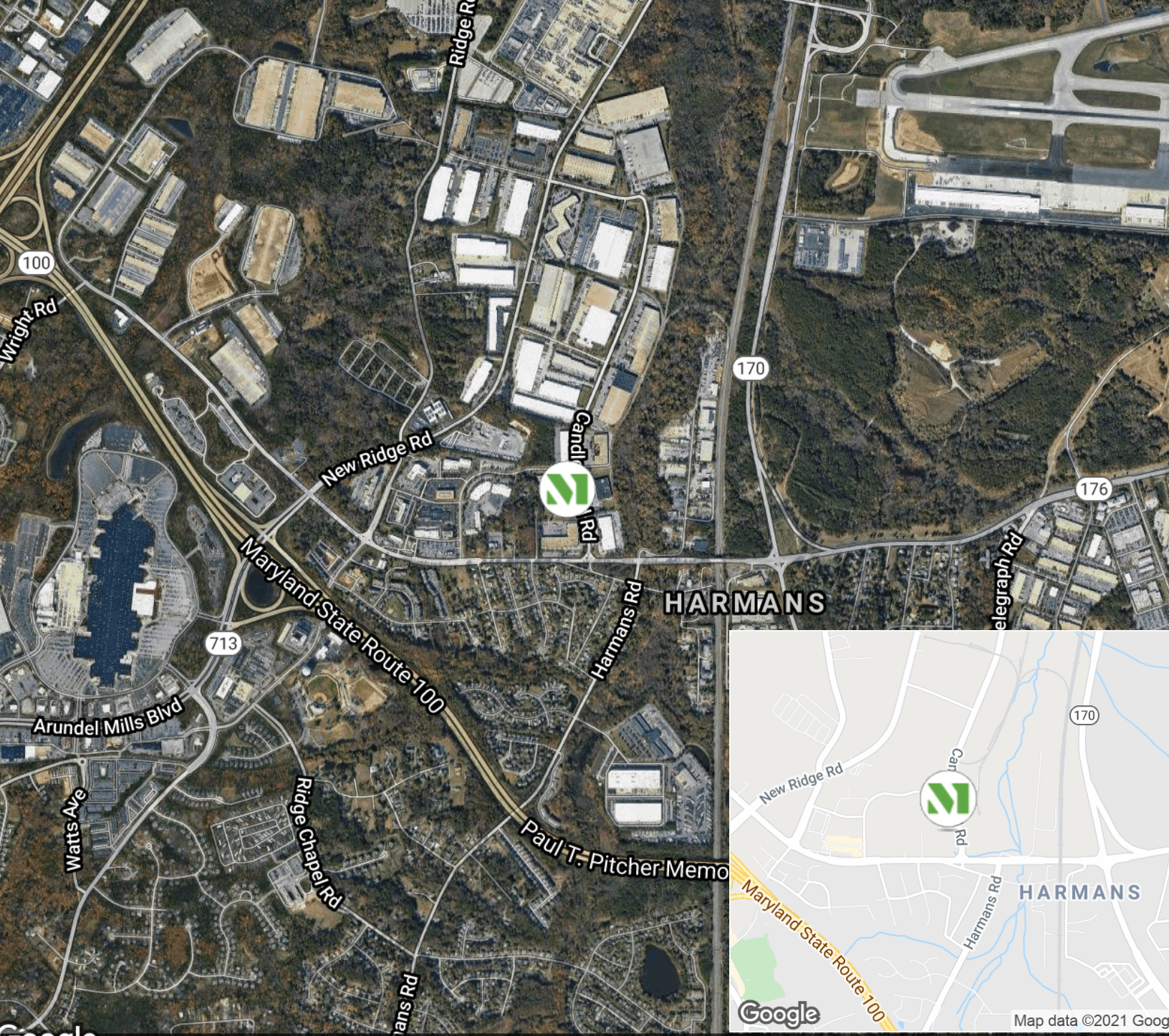
77,135 SF



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EDWARD J. NEMEC,
MANAGING PARTNER
NEW YORK LIFE





Google, Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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