



BWI Commerce Park
Dorsey Road at McCormick Drive
Hanover, MD 21070



About BWI Commerce Park

BWI Commerce Park is a 40-acre business community conveniently located in Anne Arundel County off MD routes 176 and 100, with easy access to Interstate 95 and Interstate 97, the Baltimore-Washington Parkway (MD Route 295) and MD Route 1. Located directly adjacent to BWI Airport, the 453,660 square foot center offers quick and easy connections to Baltimore and Washington, D.C., as well as Annapolis and Columbia. Amtrak, MARC commuter train, light rail stations, and public bus transportation are in the immediate vicinity, as are a variety of business amenities, hotels, regional shopping centers, and restaurants at all price points.

For more information on BWI Commerce Park, visit: sjpi.com/bwicommerce



Flex/R&D Space

Flex/R&D Buildings

2600 Cabover Drive	35,911 SF
2605 Cabover Drive	33,548 SF
2609 Cabover Drive	33,538 SF
7504 Connelley Drive	29,723 SF
7509 Connelley Drive	49,300 SF
7513 Connelley Drive	36,363 SF
7520 Connelley Drive	33,300 SF
7521 Connelley Drive	25,218 SF
7522 Connelley Drive	42,334 SF
7525 Connelley Drive	53,400 SF
7526 Connelley Drive	47,408 SF

Flex/R&D Specifications

Suite Sizes	2,400 up to 53,400 SF
Ceiling Height	16 ft. clear minimum
Offices	Build to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM Rubber
Walls	Brick on block
Loading	Dock or drive-in
Zoning	C-4 / W-2



Single-Story Office Space

Single-Story Office Buildings

7502 Connelley Drive	33,620 SF
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Single-Story Office Specifications

Suite Sizes	1,500 up to 33,620 SF
Ceiling Height	10 ft. clear minimum
Offices	Built to suit
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	EPDM rubber
Exterior Walls	Brick on block
Zoning	C-4 / W-2

BWI THURGOOD
MARSHALL AIRPORT



BWI Commerce Park | Site Plan

MARYLAND
176

DORSEY ROAD

OLD TELEGRAPH ROAD

CABOVER DRIVE

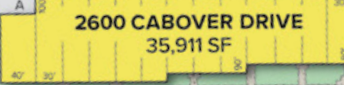
CONNELLEY DRIVE



7502 CONNELLEY DRIVE
33,620 SF

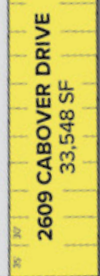
7504 CONNELLEY DRIVE
29,723 SF

A B C D E F G H J K L

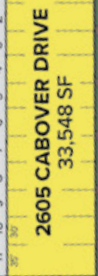


2600 CABOVER DRIVE
35,911 SF

A B C D E F G H J K L M N



2609 CABOVER DRIVE
33,548 SF



2605 CABOVER DRIVE
33,548 SF



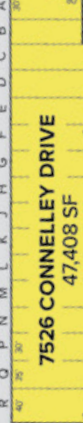
7520 CONNELLEY DRIVE
33,300 SF

M L K J H G F E D C B A



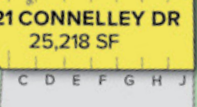
7522 CONNELLEY DRIVE
42,334 SF

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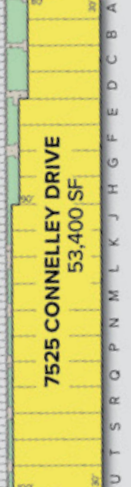
7526 CONNELLEY DRIVE
47,408 SF

R O P N M L K J H G F E D C B A



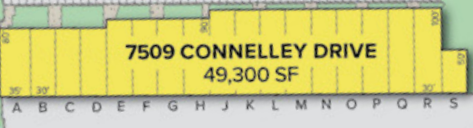
7521 CONNELLEY DR
25,218 SF

A B C D E F G H J



7525 CONNELLEY DRIVE
53,400 SF

U T S R Q P N M L K J H G F E D C B A



7509 CONNELLEY DRIVE
49,300 SF

A B C D E F G H J K L M N O P Q R S



7513 CONNELLEY DRIVE
36,363 SF

A B C D E F G H I J K L M





Distances to:

- Baltimore, MD (Downtown) 13 miles
- BWI Airport 1 mile
- Interstate 95 5 miles
- Interstate 97 2 miles
- Interstate 495 (Capital Beltway) 20 miles
- Interstate 695 (Baltimore Beltway) 6 miles
- MD Route 100 1 mile
- MD Route 295 3 miles
- Washington, D.C. (Downtown) 32 miles

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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