

PROPERTY OVERVIEW

BALTIMORE COMMONS-7459

7459 CANDLEWOOD ROAD, HANOVER, MD 21076



Building Information

- Quick access to MD Route 176 (Dorsey Road), I-295 and I-695
- 189,333 SF single-story flex-warehouse building
- Block & brick construction with steel trim
- 24' clear ceiling heights
- 120/208 volt, 3-phase, 4-wire service
- Gas heat
- Public utilities
- Sprinklered
- Well-lit parking area
- Two miles to BWI Airport
- Bus stop in front of building
- 1.4 miles to Arundel Mills & Anne Arundel Community College
- Anne Arundel Co., W2 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

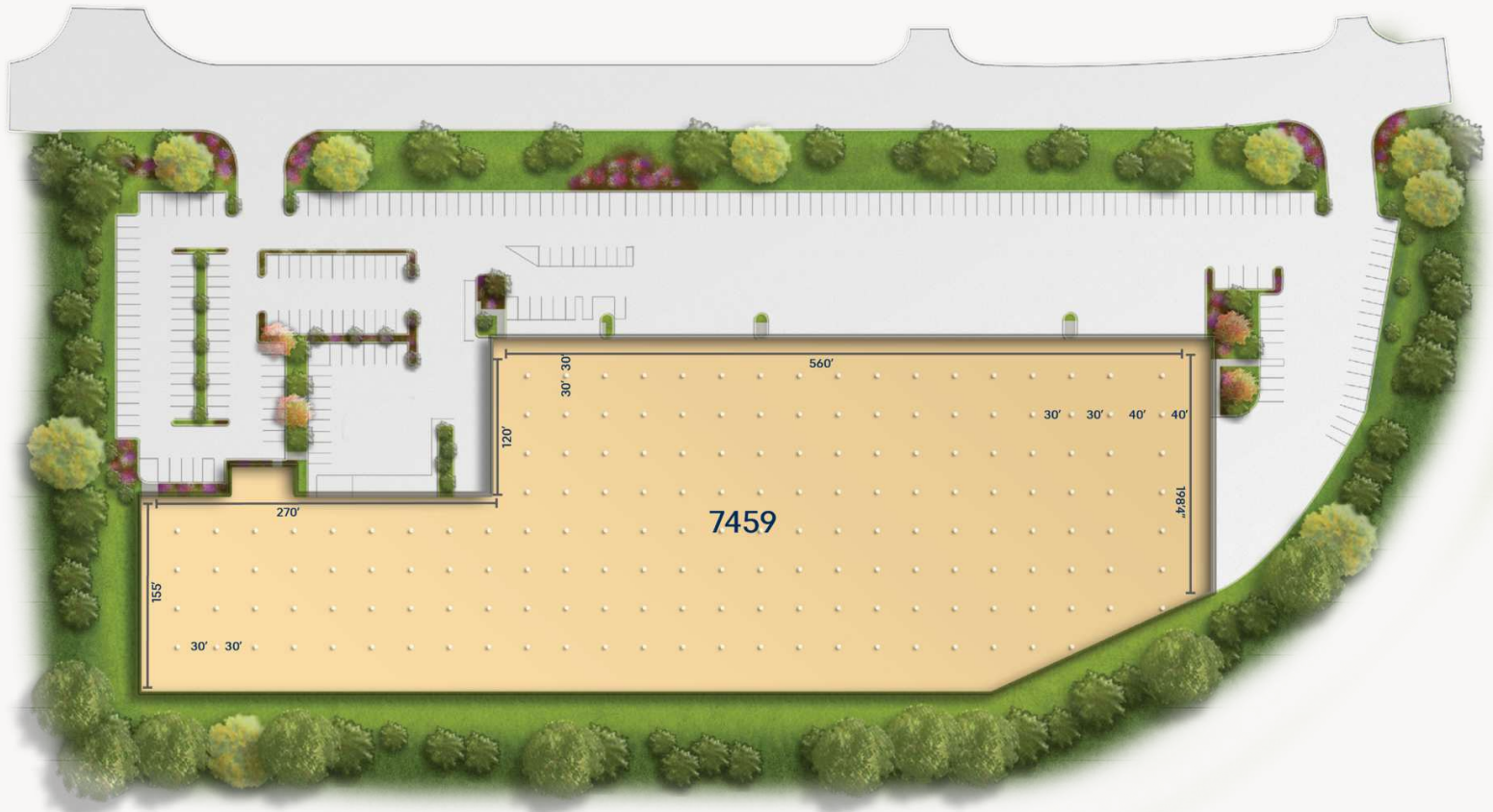
Site Plan

Baltimore Commons - 7459

7459 Candlewood Road

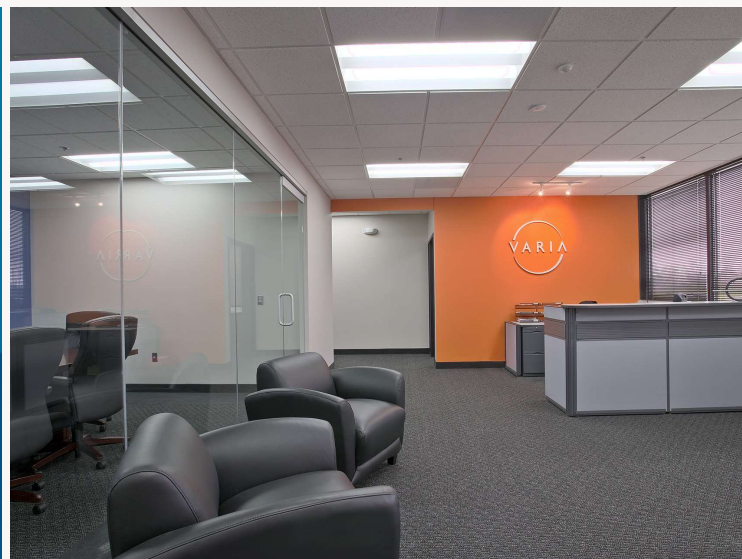
Industrial

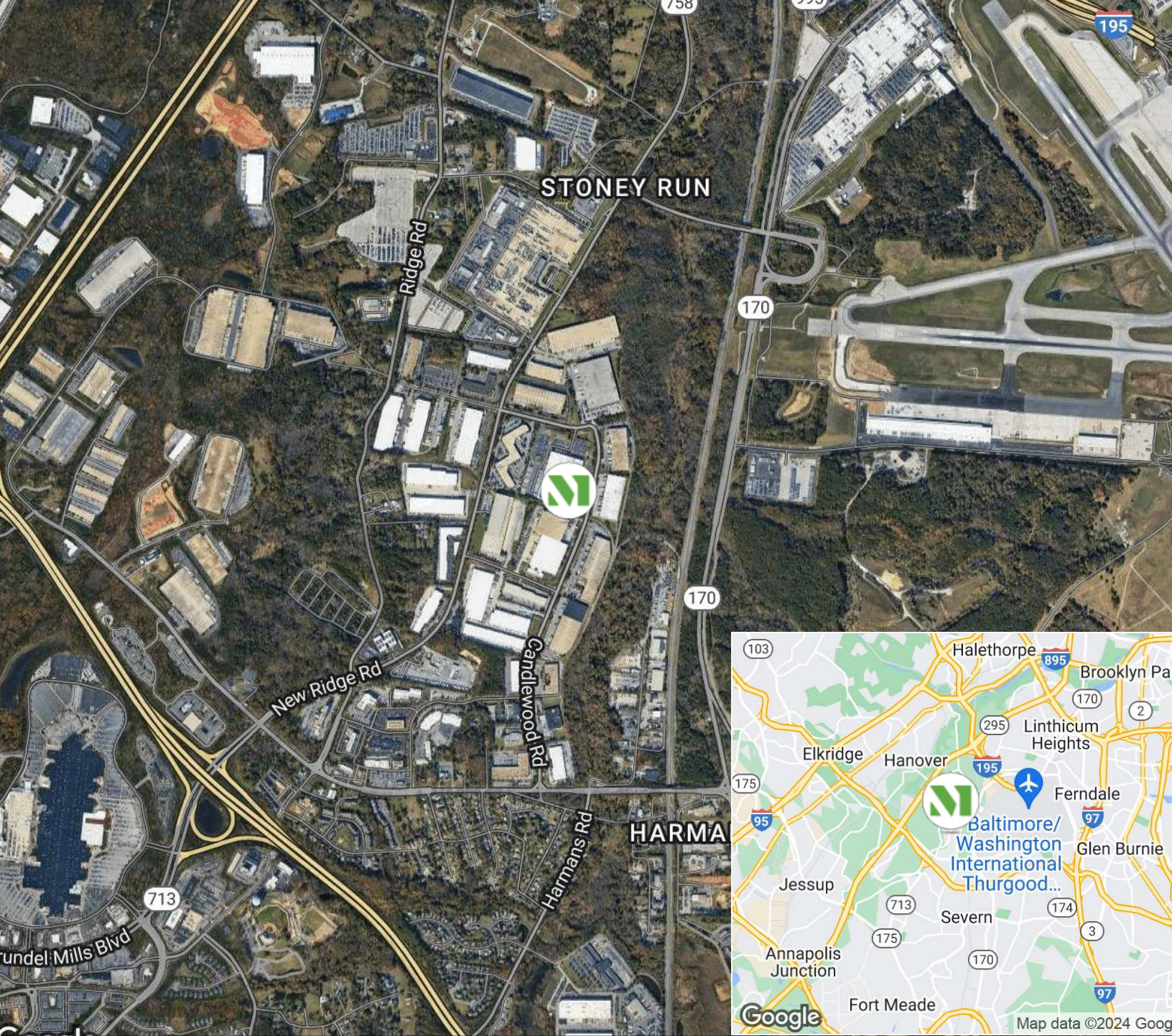
190,420 SF



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ALEXANDER WONG,
OWNER
DIRECTBUY CLUB OF COLUMBIA, MARYLAND





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For additional information or to schedule a tour, contact:

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