

400 HICKORY DRIVE

ABERDEEN, MD 21001

BELOW MARKET
RENTAL RATES



NAI klnb

PROPERTY HIGHLIGHTS



- Space Available: 1,996 SF - 10,000 SF [Contiguous]
- Turn-key Class A office building
- 4-story office building totaling $\pm 60,000$ SF
- Built in 2006
- Plug-n-Play
- Existing Furniture included
- Parking Ratio: 5/1,000 SF
- Access: 7 minutes to I-95 and directly off Route 40.
- 5 minutes to Aberdeen Proving Ground



4 MILES
to I-95



2 MILES
to Aberdeen Amtrak



2 MILES
to Aberdeen Proving Grounds

400 HICKORY DRIVE



Walmart

amazon

The Container Store

Walmart
DISTRIBUTION CENTER

CLOROX

wayfair

SEPHORA

BOB'S FURNITURE

staffmark

PHILLIPS ARMY
AIRFIELD

ABERDEEN
PROVING GROUNDS

95

40

7

40

715

715

40

40

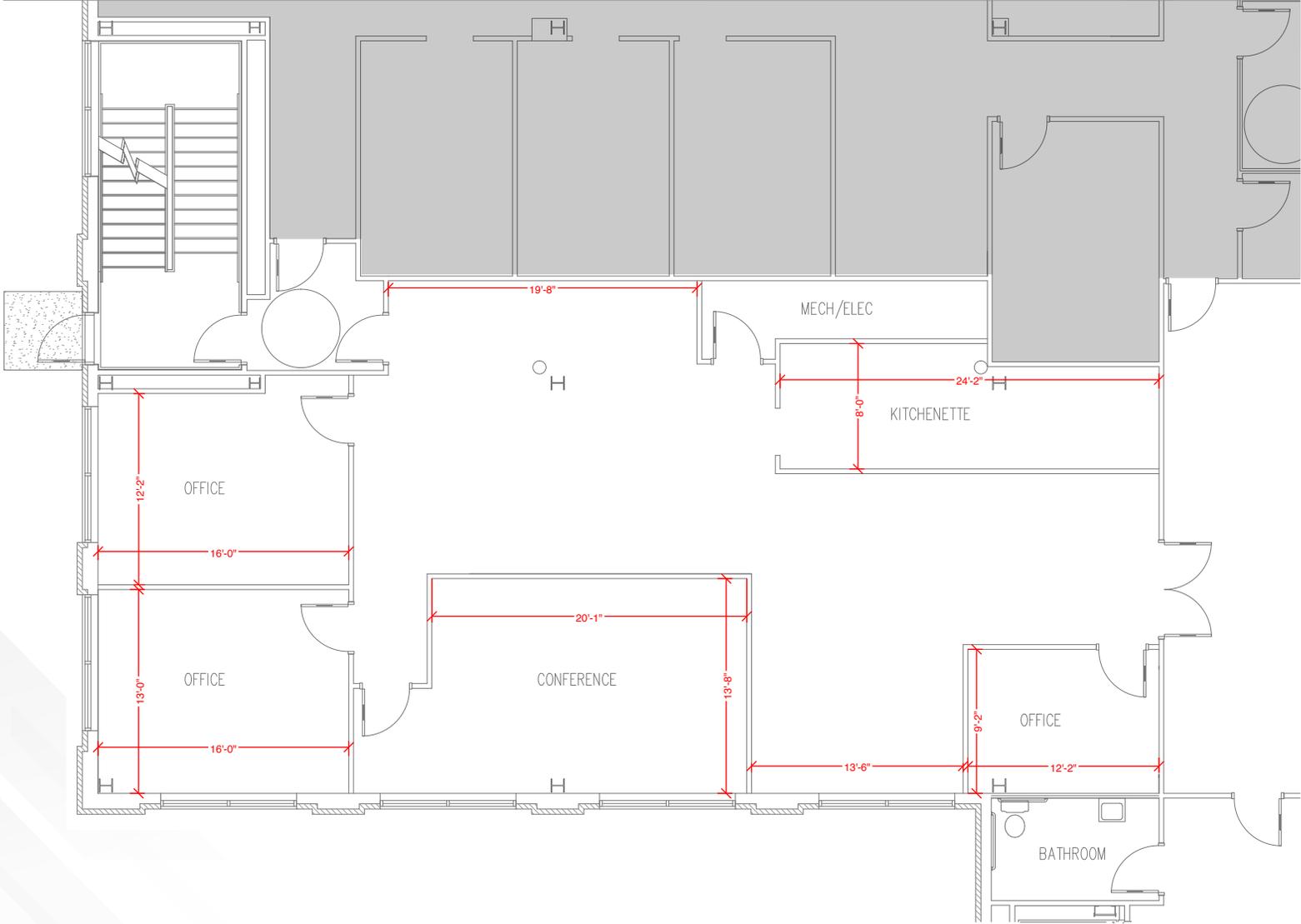
delphia Rd

Harford Blvd

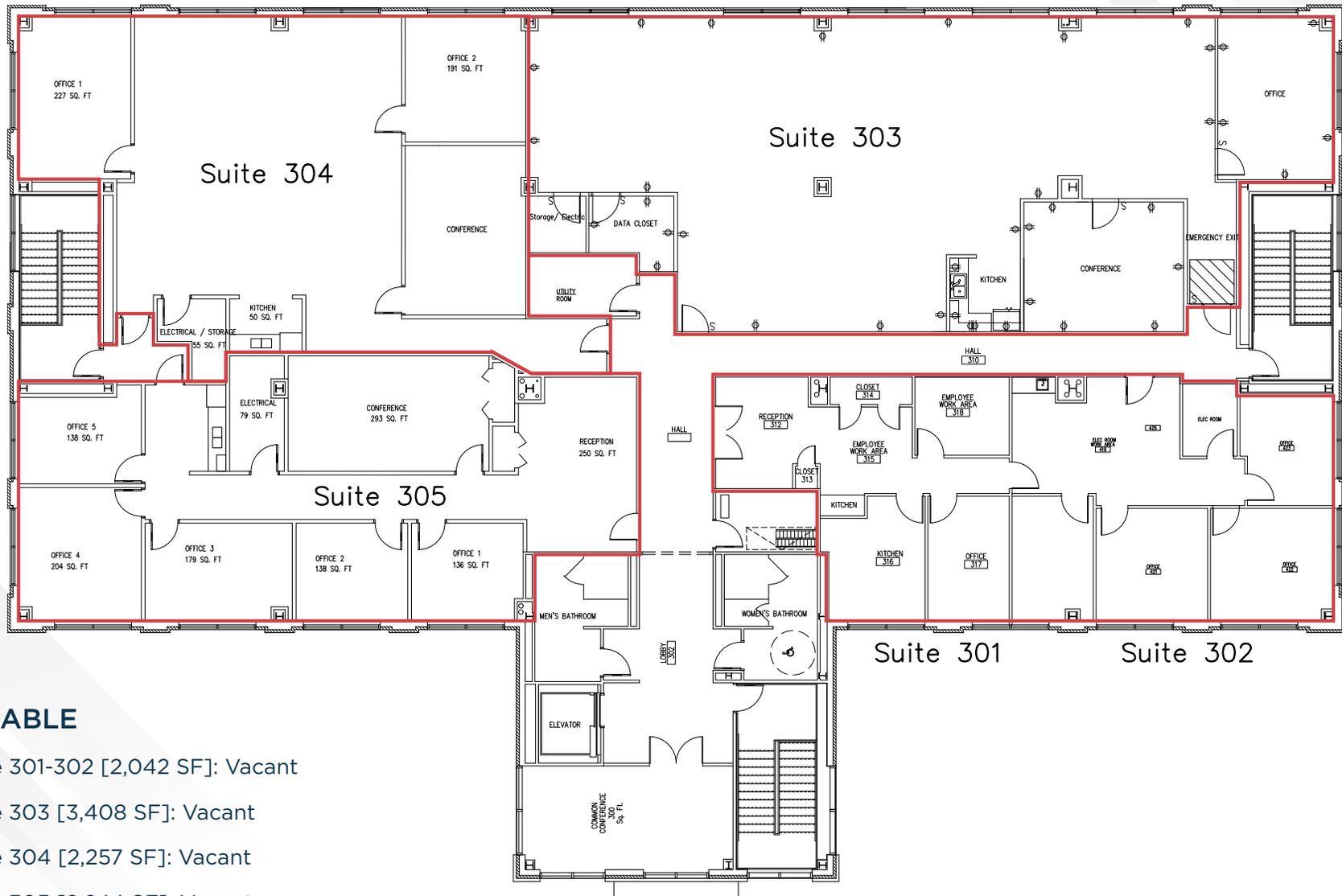


SUITE 106

[2,159 SF]: Vacant



THIRD FLOOR PLAN

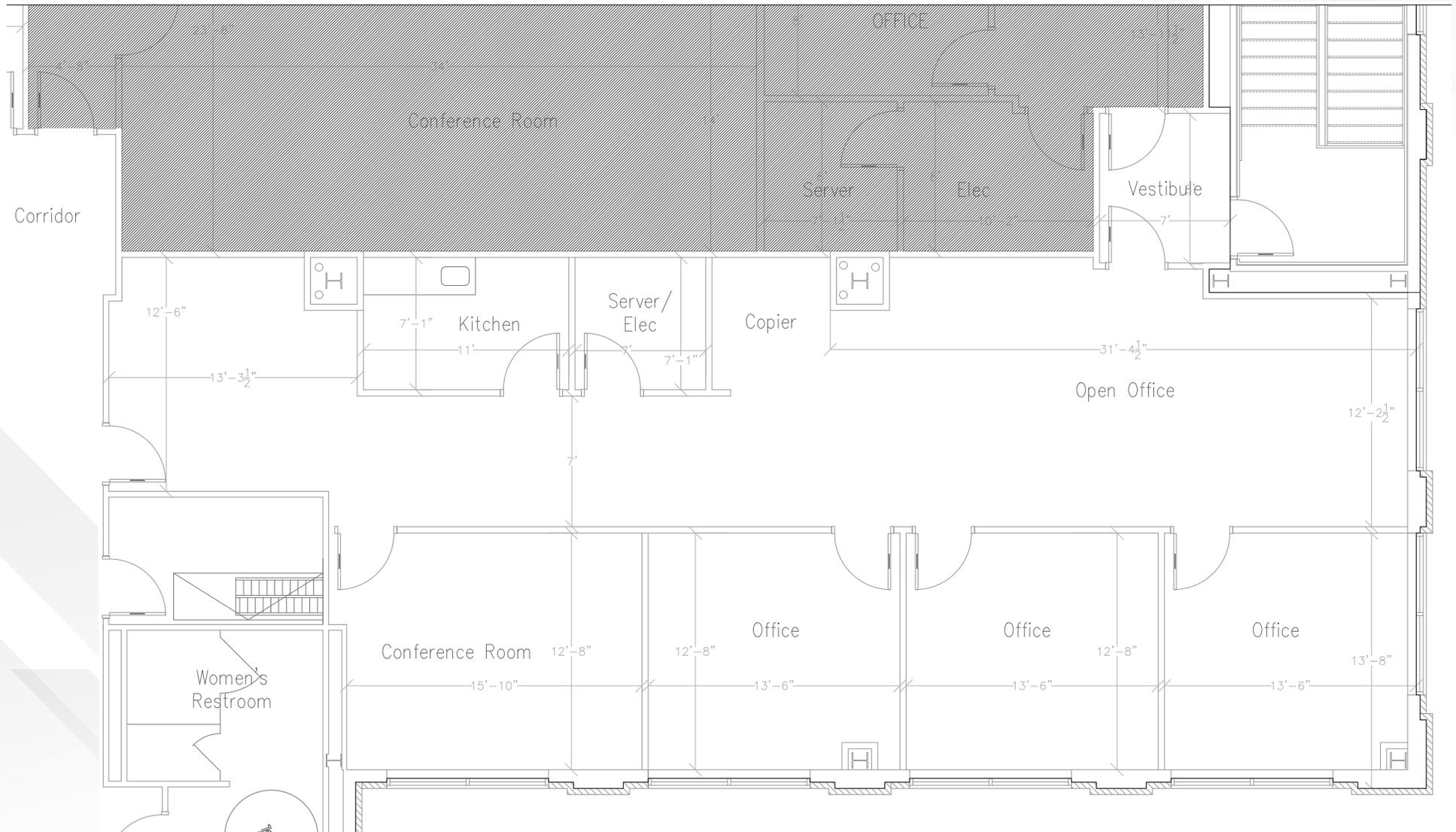


AVAILABLE

- Suite 301-302 [2,042 SF]: Vacant
- Suite 303 [3,408 SF]: Vacant
- Suite 304 [2,257 SF]: Vacant
- Suite 305 [2,244 SF]: Vacant

SUITE 402

[1,996 SF]: Vacant



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For more information, please contact:

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