
OFFERED FOR SALE

7257 PARKWAY DRIVE
HANOVER MD 21076

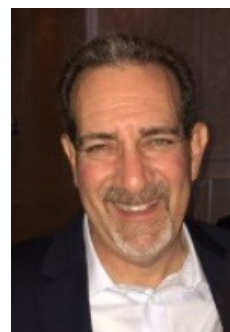


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About A. J. Properties, Inc. is a privately held, full-service real estate development, leasing, consulting and management firm founded in 1983 by President Jay Winer. The company prides itself on getting the job accomplished by being creative and flexible to personally serve clients' needs and interests.

Services include sales, leasing and tenant representation; development and property management; financing; marketing; as well as consulting for office, retail, industrial, warehouse and adaptive reuse of properties.

For further information on A. J. Properties, visit www.ajprop.net or contact us at 410-551-9116.

Disclaimer: This data is proprietary. All information regarding property offered is from sources deemed reliable; but no warranty is made as to the accuracy thereof and same is subject to errors, omissions, change of price or conditions, prior to sale, rental or withdrawal without notice.

PROPERTY SUMMARY

The Property consists of a two-story 31,652 gross sf office building offering 27,555 square feet of net leaseable area prominently situated along MD 100 in Hanover (21076), Anne Arundel County, Maryland. Known as the *Parkway Industrial Center*, the building was constructed in 1978 on a 1.75-acre site and has 79 parking spaces. The superstructure appears to be concrete masonry unit (CMU) load and bearing exterior walls with interior steel framing and corrugated metal decking with concrete fill. Its façade is finished with brick veneer. The building has a common atrium lobby area with an open staircase to the second level. The building is served with public water and sewer along with electric and gas service provided by BGE.

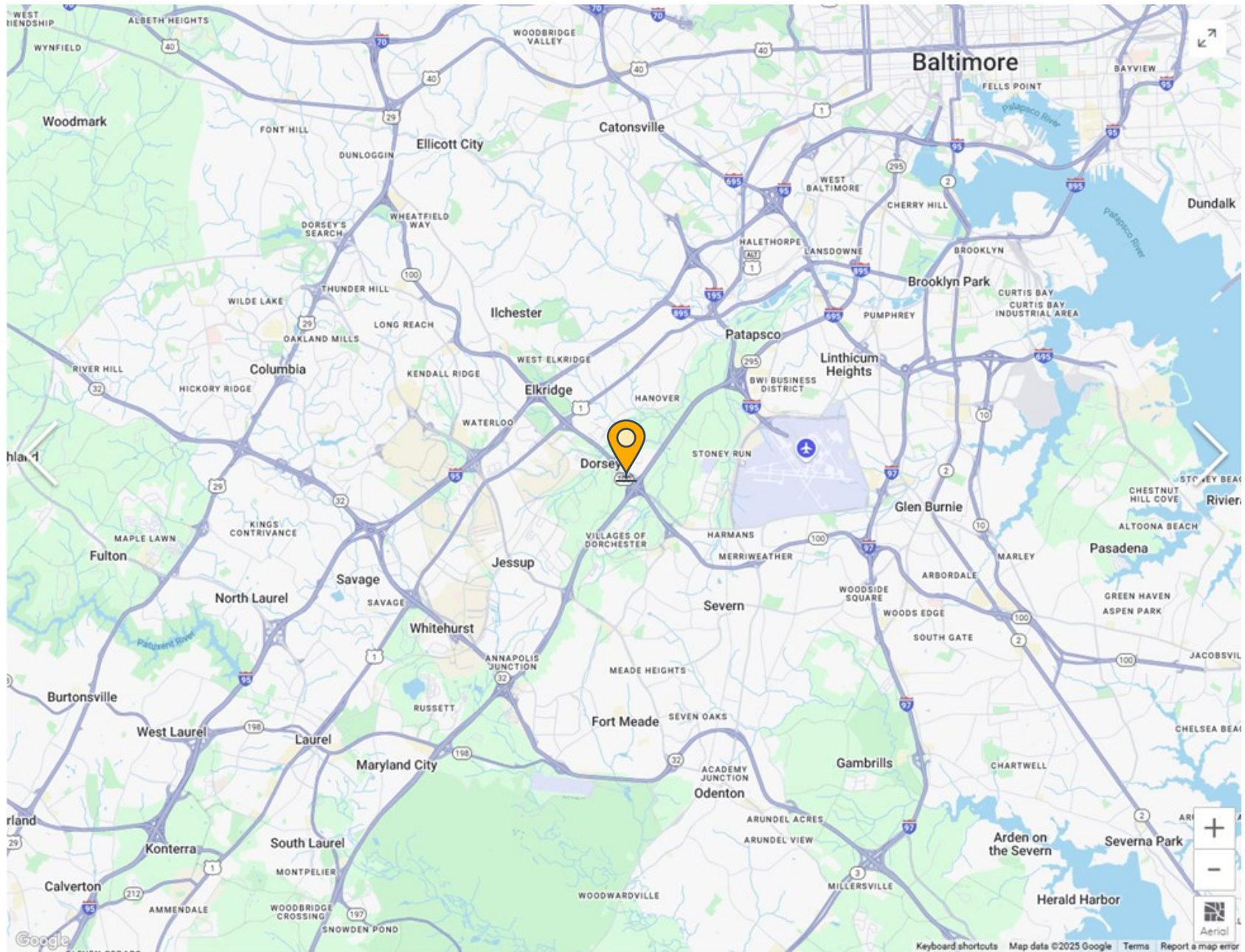


The building is currently multi tenanted with an occupancy rate of 60%.

Excellent investment or owner-user opportunity currently zoned W-1 allowing for a myriad of uses (see https://codelibrary.amlegal.com/codes/annearundel/latest/annearundelco_md/0-0-0-118717#JD_Article18Title6). As a redevelopment, or owner occupant, there are few opportunities like this to serve the market and points beyond. The property benefits from its location within a vibrant corridor and boasts exceptional visibility along MD 100, just west of the BW Parkway (I-295), with convenient access via the Coca Cola Drive exit. Proximity to I-95 and BWI Airport enhances both workforce accessibility and client reach. The building’s frontage on MD 100 provides outstanding signage opportunities, increasing the building’s market awareness and appeal. Nearby Arundel Mills, Live! Casino, and the BWI Airport District along with numerous hotels offers a myriad of amenities.

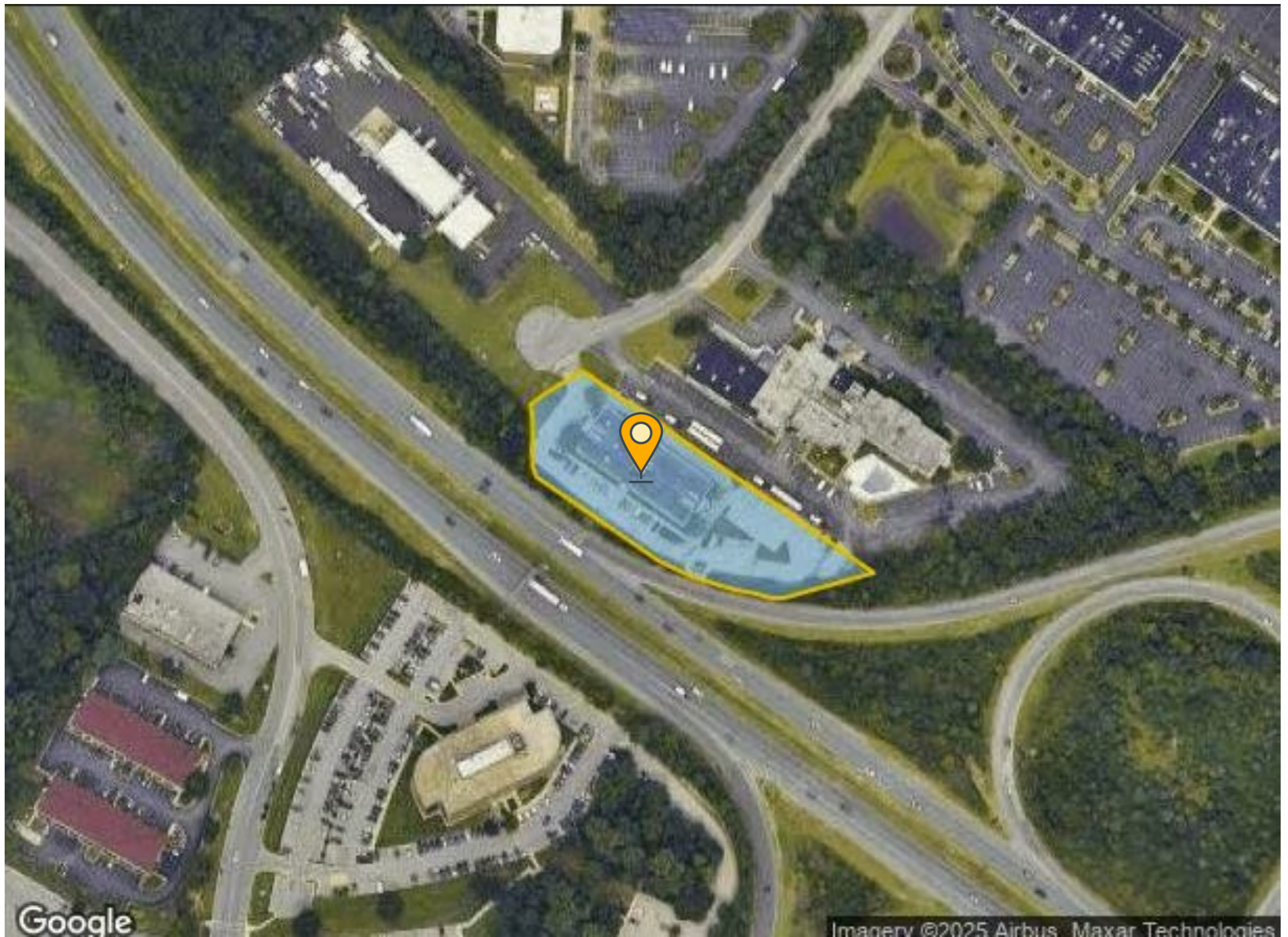
Location	7257 Parkway Drive Hanover, Maryland 21076 Anne Arundel County
Acreage	1.75
Building Square Feet	31,652 gross square feet
Typical Floor Size	First floor: 13,849 rsf Second floor: 13,706 rsf
Parking Ratio	3.4 / 1,000 79 surface spaces
Zoning	W-1
Area	Parkway Industrial Park. Excellent visibility from Route 100, Dorsey MARC, BWI
Year Built	1978
Taxes	\$24,375
Utilities	\$45,848

BALTIMORE AND SOUTH

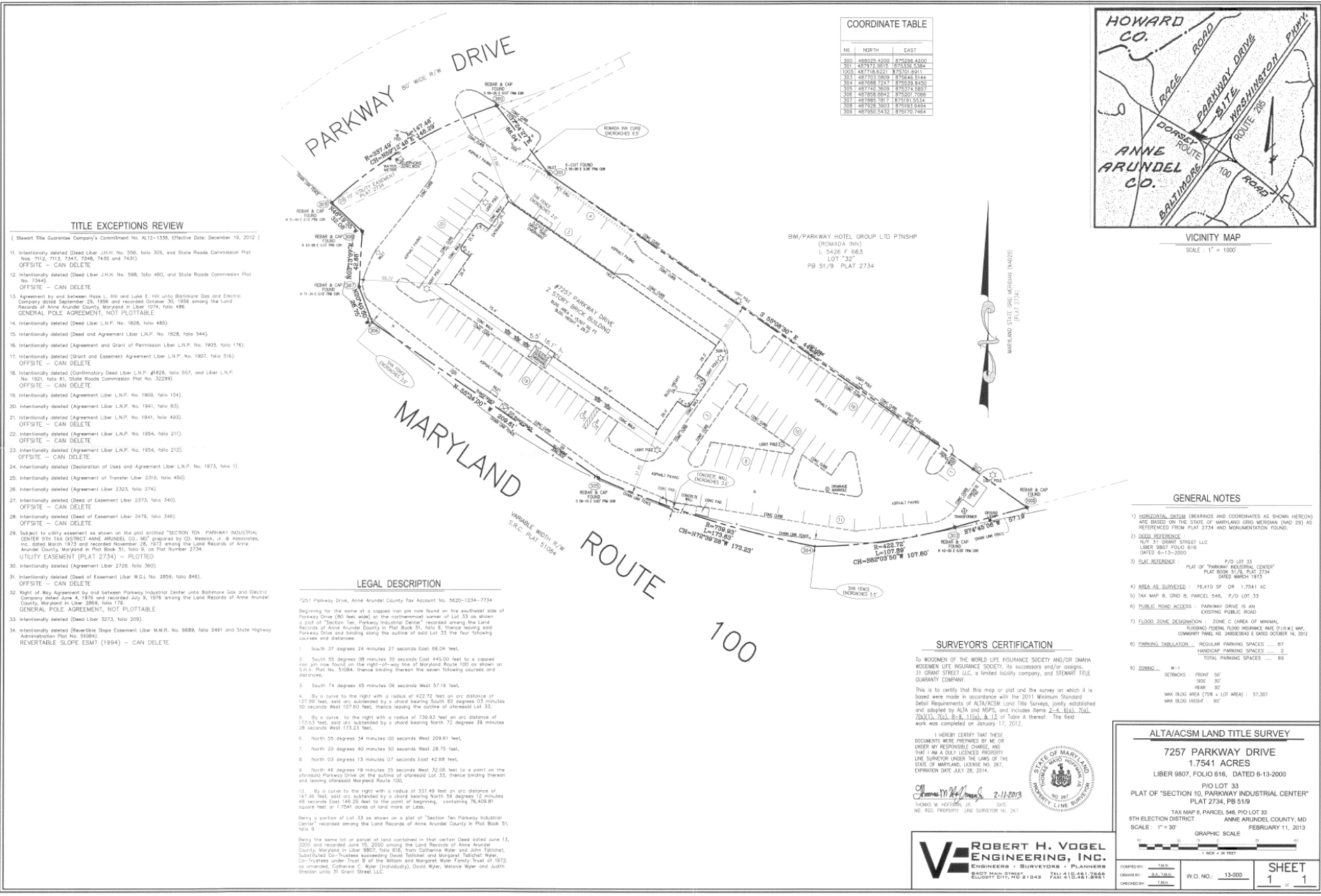


HANOVER





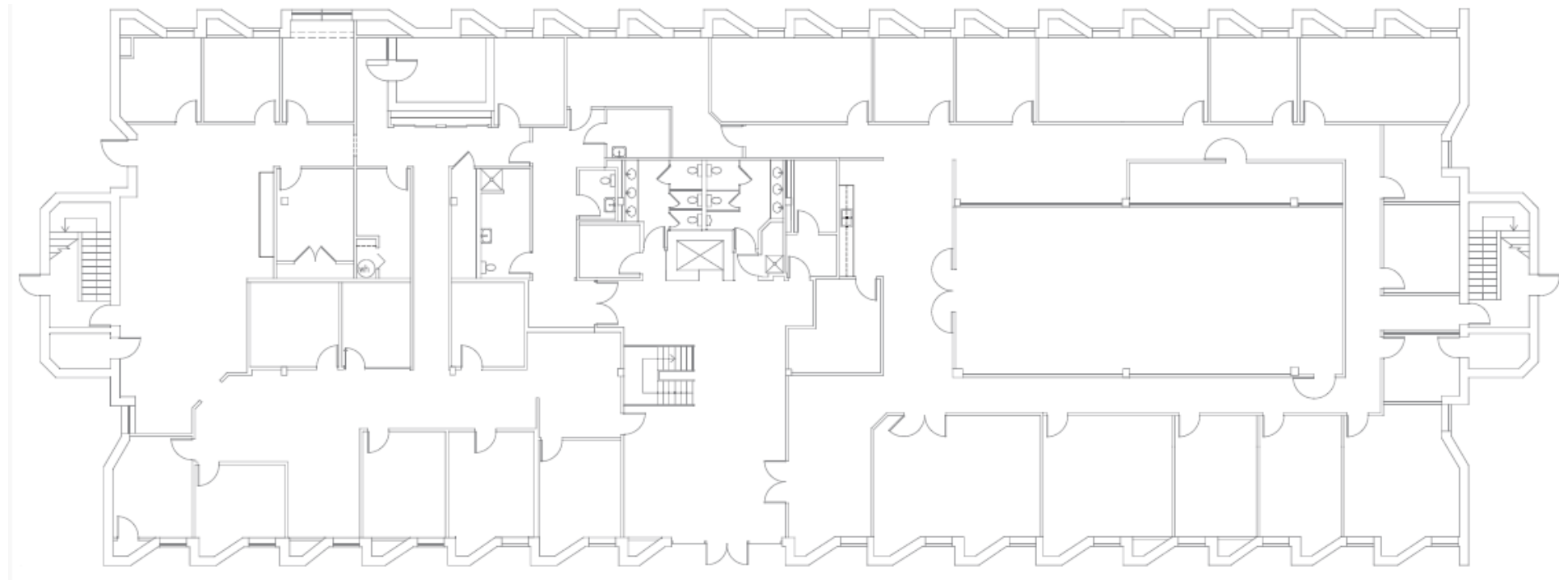
SURVEY



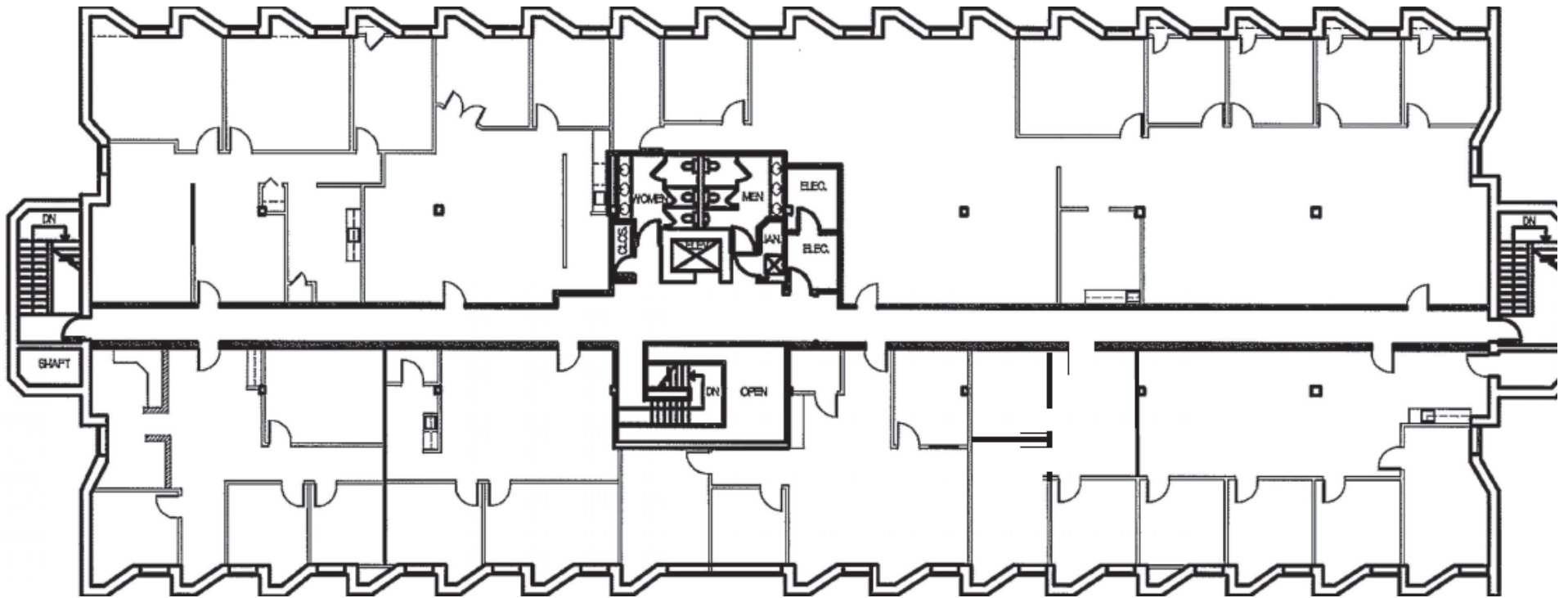
SQUARE FOOTAGE BREAKDOWN

BUILDING LEVEL	SQUARE FEET
FIRST FLOOR / LOWER LEVEL	13,849 RSF
SECOND FLOOR / UPPER LEVEL	13,706 RSF
NET LEASEABLE SQUARE FEET	27,555 RSF
GROSS SQUARE FEET	31,652 GSF





FIRST FLOOR / LOWER LEVEL

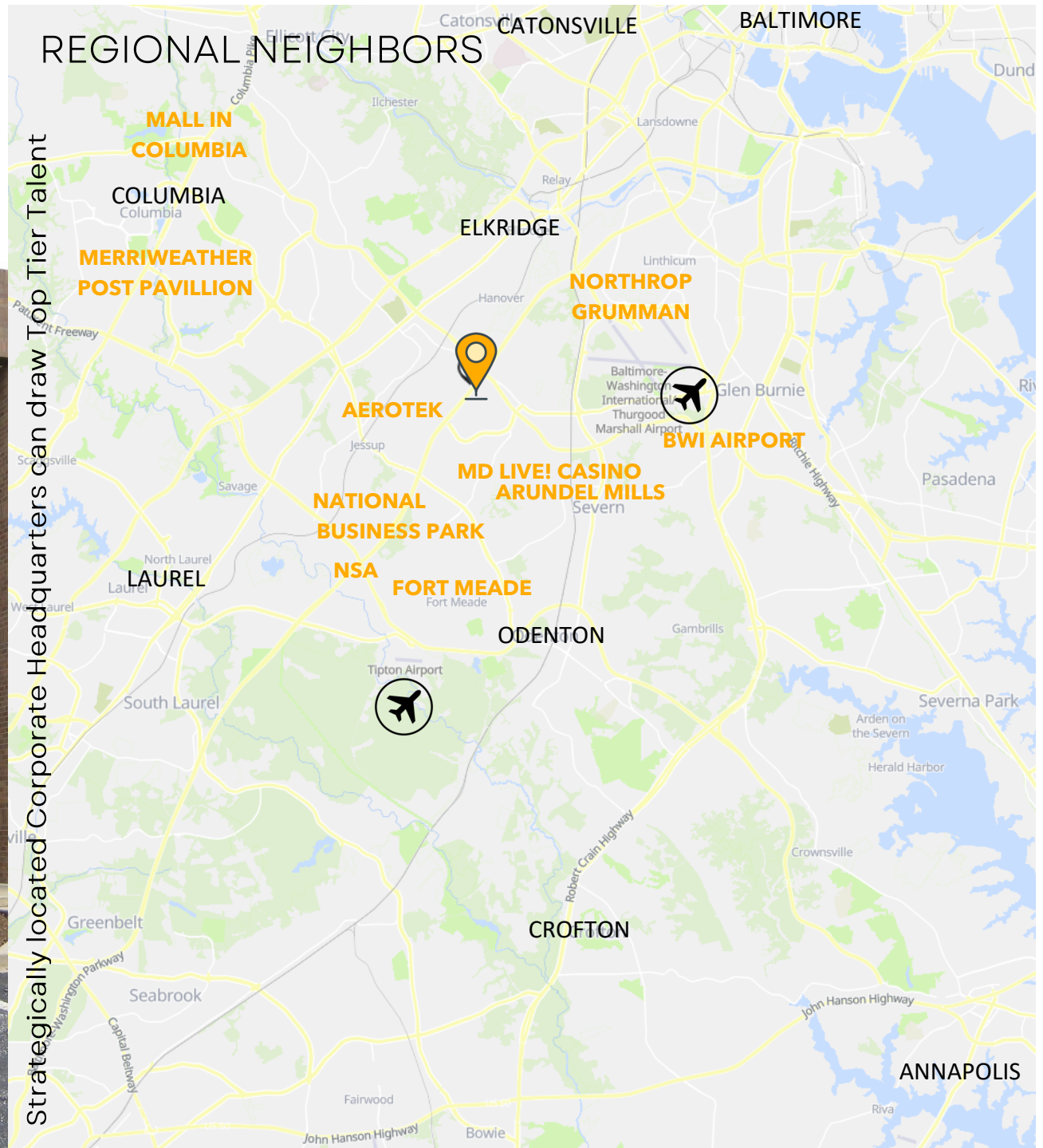


SECOND FLOOR / UPPER LEVEL

PROPERTY FACTS

Site	1.75 acres
Building	31,652 gross square feet First floor: 13,849 rsf Second floor: 13,706 rsf 15% Core Factor
Parking	Total of 79 surface spaces
Roof	Spray foam roofing topped with pea gravel. Done in 2008
Ceiling Height	Varies
Lighting	LED lighting throughout
Elevator	One hydraulic with 2500 pound capacity; speed at 125 feet per minute. Original elevator; approx. 45 years old.
Restrooms	4 - multi stall restrooms (1 male & 1 female on each floor) 2 - single use restrooms (1 with a shower) on the first floor
Kitchenette	Within multiple tenant spaces
Power	Electrical service to the property was ob- served to be 277/480 volt, three phase, four wire alternating current (AC). Unit service appears to be a minimum of 200 amps per unit.
HVAC	Eleven package units and One split system. Gas fired package units are roof mounted with capacities ranging from 6 to 10 tons. Range in age from new to 23 years. Split system has a capacity of 10 tons and is approximately 10 years old.

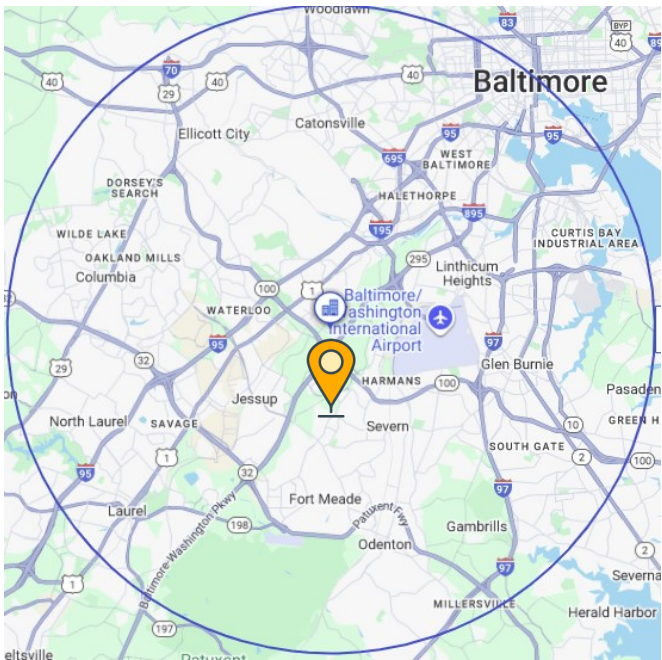




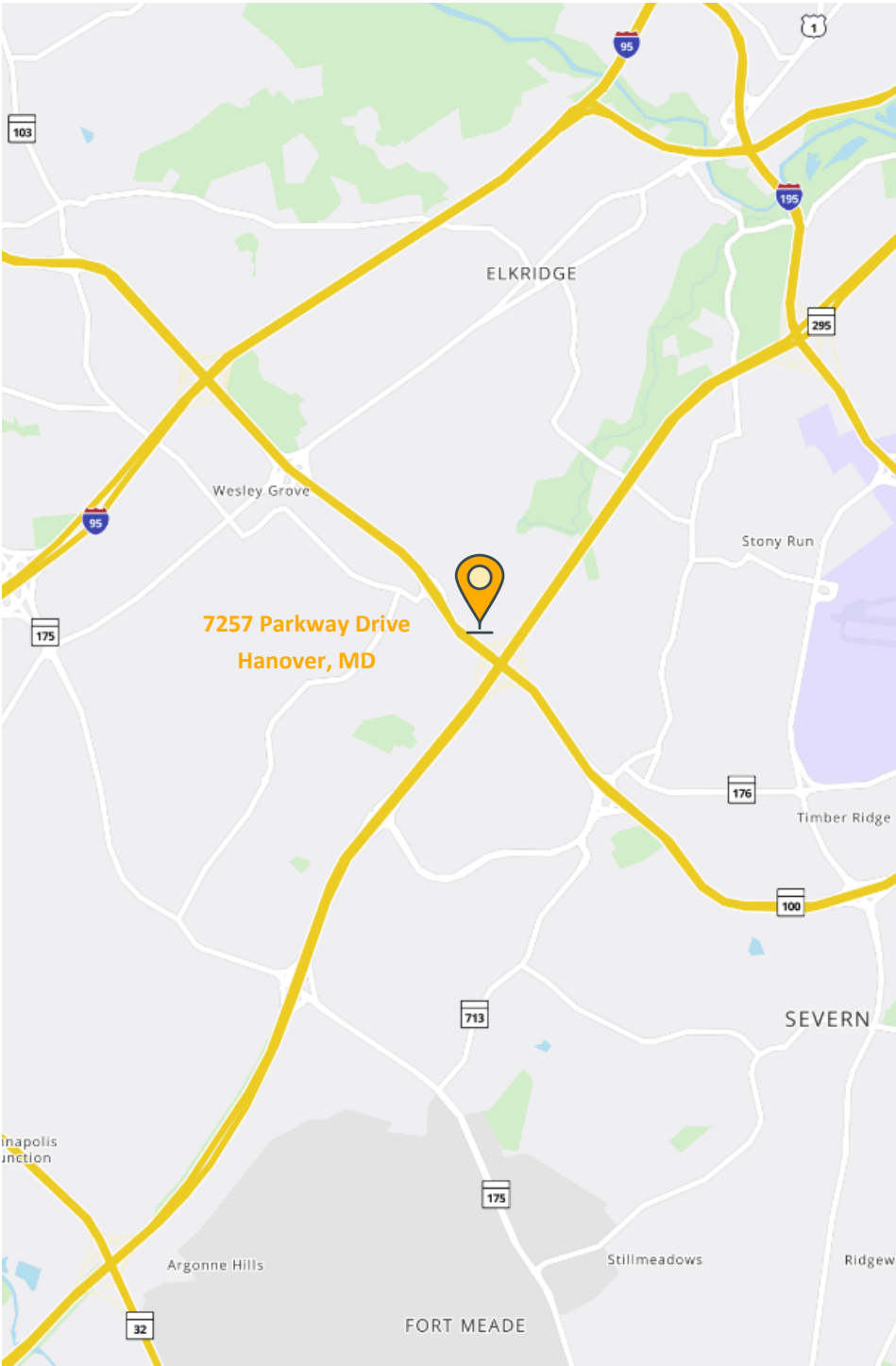
MARKET DATA 5 MILES

POPULATION	160,028
AVERAGE AGE	37
BACHELOR'S DEGREE	25.53%
HOUSEHOLDS BY HH INCOME	\$150-200,000 18.61%
AVERAGE HOUSEHOLD INCOME	\$139,763

AS OF 2024



10 MILE RADIUS



CONFIDENTIALITY AGREEMENT

THIS AGREEMENT is made as of the date identified on the signature page hereto by _____ for the benefit of the Weinman Company (the 'Company').

RECITALS:

WHEREAS, the Company desires to disclose to _____ desires to receive from the Company, certain information that is of a confidential or proprietary nature regarding the property 7257 Parkway Drive, Hanover, MD 21076 (the 'Property');

WHEREAS, the protection of such confidential information is of critical importance and unique value to the Company and its business; and

WHEREAS, the Company is willing to disclose such confidential information to _____ only in accordance with the terms of this Agreement.

AGREEMENTS:

NOW, THEREFORE, in consideration of these premises and the disclosure to _____ by the Company of certain information, the parties covenant and agree as follows:

Confidential Information. The 'Confidential Information' referred to in and protected by this Agreement shall mean any and all confidential or proprietary documents, written materials, data and other information relating to the Property disclosed by the Company, or any officer, director, employee or agent of the Company to _____.

Exclusions from Confidential Information. Notwithstanding the foregoing, Confidential Information shall not include information that: (a) is or becomes generally known or available to the public other than as a result of a disclosure by _____ in violation of this Agreement; (b) was known to _____ prior to its disclosure by the Company; (c) becomes available to _____ a non-confidential basis from a third party not bound by a confidentiality agreement or other obligation of secrecy with respect to such information; or (d) is required to be disclosed by law, regulation or court order.

No Unauthorized Use or Disclosure. _____ covenants and agrees that it will not, at any time, directly or indirectly, divulge or disclose, or authorize or permit any other person or entity to divulge or disclose, any of the Confidential Information to any person or entity; provided, however, that the Confidential Information may be disclosed to those employees, accountants, consultants, attorneys, and agents of _____ and its affiliates who have a need to know such information in connection with evaluating a potential investment in the Property with non-disclosure responsibility pledged by any and all. At the Company's request, _____ shall return to the Company or destroy all Confidential Information, provided, however, that _____ may retain any proprietary analyses, summaries or works derived from or which incorporate Confidential Information, which shall remain subject to this Agreement.

Remedies. _____ acknowledges that an irreparable injury may result to the Company and its business in the event of a breach of any of the covenants _____ contained in this Agreement _____ also acknowledges and agrees that the damages or injuries which the Company may sustain as a result of any such breach are difficult to ascertain and money damages alone may not be an adequate remedy to the Company _____ therefore agrees that if a controversy arises concerning the obligations of _____ under this Agreement, such obligations shall be enforceable in a court of equity by a decree of specific performance and the Company shall also be entitled to any injunctive relief necessary to prevent or restrain any violation of the provisions of this Agreement.

Governing Law. This Agreement shall be governed by the laws of the State of Maryland.

Miscellaneous. No contract or agreement with respect to the Property shall be deemed to exist between _____ and the Company unless and until they have executed a definitive written agreement relating thereto. Unless such definitive agreement has been executed, _____ shall not be under any legal obligation to proceed with a potential investment in the Property, and either party may terminate the discussions or negotiations with respect to the Property at any time. The failure of either party to insist, in any one or more instances, upon performance of any of the terms or conditions of this Agreement shall not be construed as a waiver or a relinquishment of any other right granted hereunder or of the future performance of any such term, covenant or condition. In the event that any provision of this Agreement shall be held to be invalid or unenforceable for any reason whatsoever, it is agreed such invalidity or unenforceability shall not affect any other provision of this Agreement and the remaining covenants, restrictions and provisions hereof shall remain in full force and effect and any court of competent jurisdiction may so modify the objectionable provision as to make it valid, reasonable and enforceable. This Agreement shall inure to the benefit of, and shall be enforceable by, the Company and its successors and assigns. This Agreement shall be binding upon, and shall be enforceable against, _____ and its successors and assigns. This Agreement constitutes the entire agreement and understanding between the parties hereto in reference to the matters herein agreed upon, and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties in connection with the subject matter hereof. This Agreement may only be amended or modified by an agreement in writing signed by all of the parties hereto. Signatures exchanged via facsimile or electronic mail shall have the same force and effect as original signatures.

IN WITNESS WHEREOF, this Confidentiality Agreement has been executed as of the date shown below.

By: _____

Print Name: _____

Title: _____

Date: _____