



BWI Commerce Park

Dorsey Road at Connelley Drive
Hanover, MD 21076

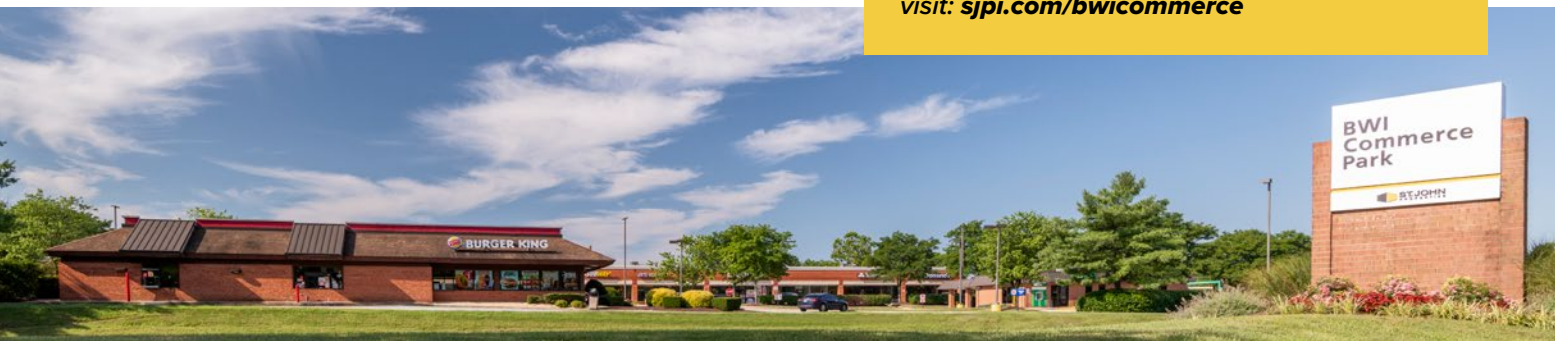


NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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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.



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
Parking	4 spaces per 1,000 SF
Heat	Gas
Construction	Brick on block
Loading	Dock or drive-in
Zoning	C-4 / W-2

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
Parking	4 spaces per 1,000 SF
Heat	Gas
Construction	Brick on block
Zoning	C-4 / W-2

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



BWV Commerce Park | Site Plan

MARYLAND
176

DORSEY ROAD

◀ TO BWV THURGOOD
MARSHALL AIRPORT

M&T Bank



SUBWAY BWV Liquors

EASY CAR RENTAL

Arts Hair & Spa

BOY SCOUTS
OF AMERICA



Domino's

KUKI CHINESE

OLD TELEGRAPH ROAD

2609 CABOVER DRIVE
33,548 SF

CABOVER DRIVE

2605 CABOVER DRIVE
33,548 SF

7520 CONNELLEY DRIVE
33,300 SF

7522 CONNELLEY DRIVE
42,334 SF

7526 CONNELLEY DRIVE
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49,300 SF

100 112
101 113
102 113A
103 114C
104 114B
105 115
106 116
107 116S
108 117A
109 117
110 118
111 119
112





BWI Commerce Park

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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



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

For additional information or to schedule a tour, contact:

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space.

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