



Parkside Condo

7410 Coca Cola Dr, Hanover, MD 21076

**BERKSHIRE
HATHAWAY**
HOMESERVICES

HOMESALE
REALTY



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Parkside Condo

\$15.61 /SF/YR

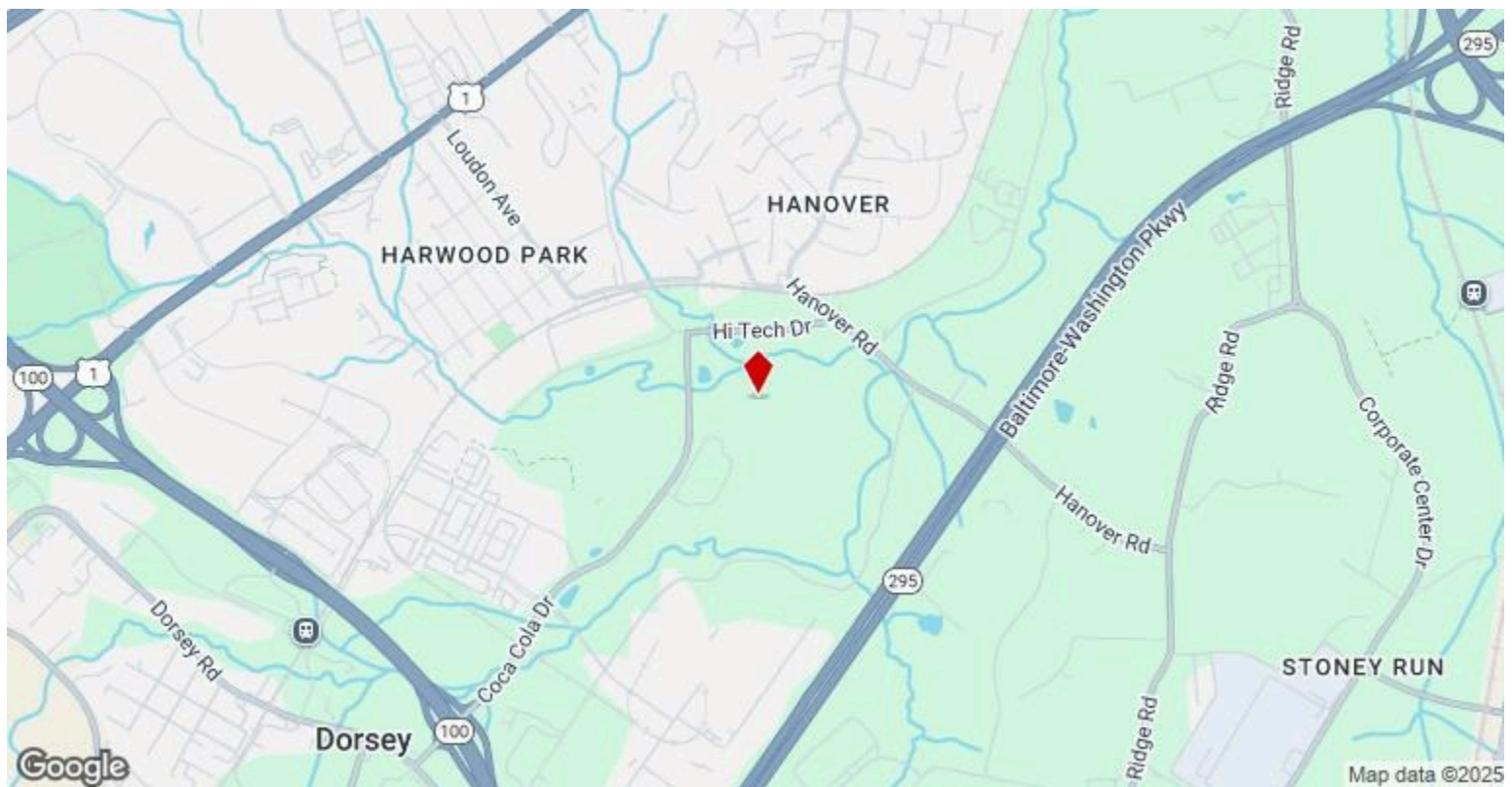
- Spacious commercial condo across two floors
 - Each floor has a full restroom
 - Full-height roll-up drive-in door on the first floor with 30-foot ceilings.
 - Ideal for office, professional services, warehousing, showroom, and general business operations-
 - Ample onsite, unreserved parking for staff and clients
 - A security fence at night that monitors who enters the industrial park
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- High ceilings
 - Open parking



Rental Rate:	\$15.61 /SF/YR
Property Type:	Flex
Property Subtype:	Flex Research & Development
Building Class:	B
Rentable Building Area:	108,932 SF
Year Built:	2006
Cross Streets:	Park Circle Dr
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.14 USD/SF/MO
Rental Rate Mo:	\$1.30 /SF/MO

2nd Floor Ste 214

Space Available	4,900 SF
Rental Rate	\$15.61 /SF/YR
Date Available	January 15, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years



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Key Features:

- Spacious commercial condo, featuring 3,648 square feet for the first floor and 1,252 square feet on the second floor, Mezzanine. Each floor has a full restroom. Full-height roll-up drive-in door on the first floor with 30-foot ceilings.
 - Flexible Lease terms (3-5 years) \$6,375 per month, all in with the tenant responsible for electric, telephone, and Wi-Fi
 - Ideal for office, professional services, warehousing, showroom, and general business operations
 - Excellent interior layout with Open Warehouse and Office space on each level.
 - Ample onsite, unreserved parking for staff and clients. A security fence at night that monitors who enters the industrial park
 - Strategic Transit Access – minutes from I-95, MD-100, and MD-295
 - Business-Friendly Market – in the heart of the BWI Business District with access to tens of thousands of workers, visitors, and airport travelers annually
 - Amenities Nearby – dining, hotels, retail (including Arundel Mills area), and corporate service
- Professional presence in a high-growth business submarket
- Close proximity to major corporations, distribution centers, and airport traffic
 - Easy access for clients and employees from Baltimore, Washington D.C., and surrounding areas.

Property Photos



Interior



Interior

Property Photos



Interior

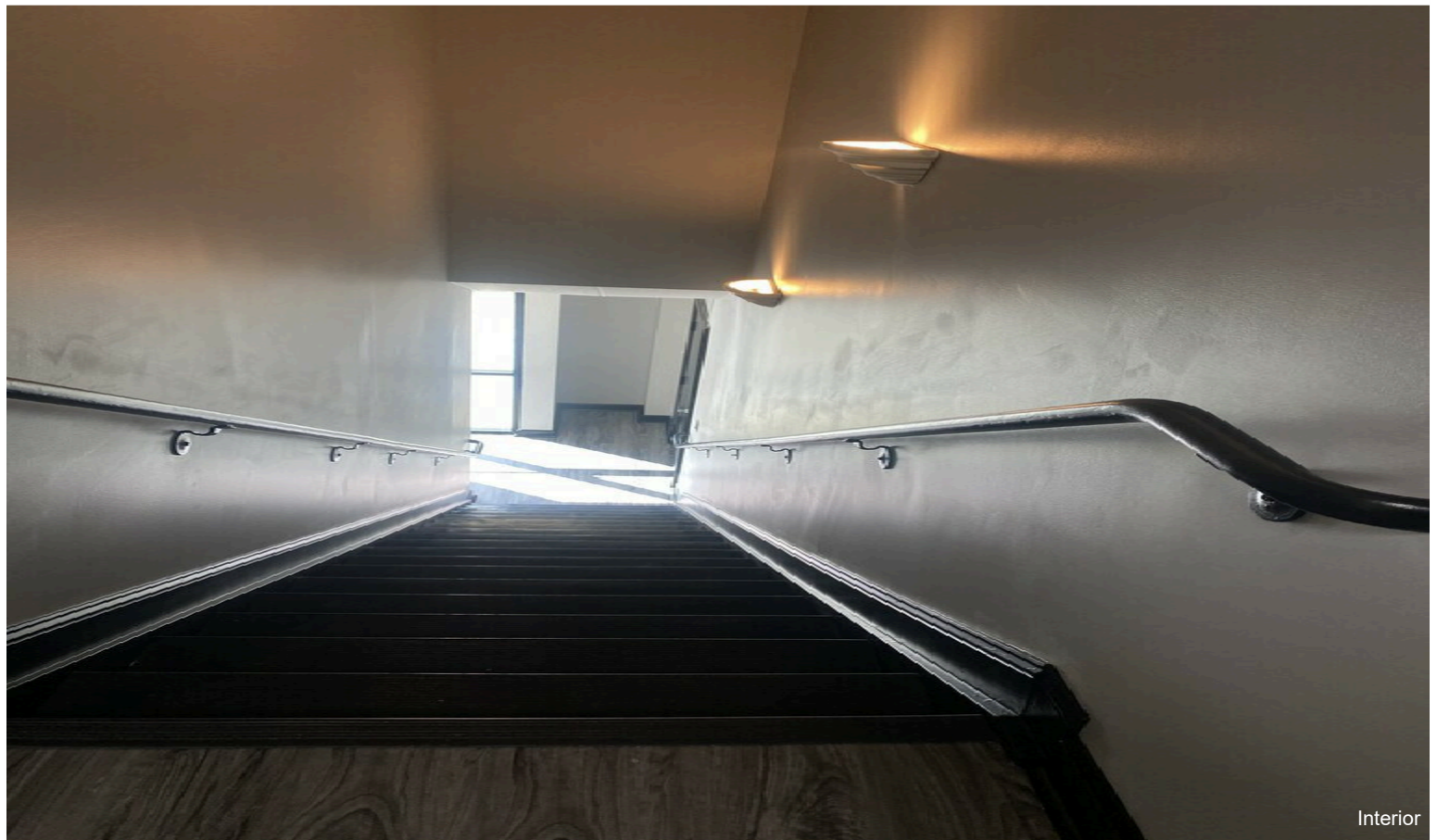


Interior

Property Photos



Interior



Interior

Property Photos



Interior



Exterior

