



# BWI Commerce Park

Dorsey Road at Connelley Drive  
Hanover, MD 21076



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

[SJPI.COM](http://SJPI.COM) | 410.788.0100



## 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
----------------------	-----------

### 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](http://sjpi.com/bwicommerce)





# BW Commerce Park | Site Plan

M&T Bank



MARYLAND  
176

DORSEY ROAD

◀ TO BWI THURGOOD  
MARSHALL AIRPORT



SUBWAY  
EASY CAR RENTAL

BWI Liquors  
BOY SCOUTS  
OF AMERICA  
Domino's

TACO TOWN  
Arts Hair & Spa  
Charm City

OLD TELEGRAPH ROAD

2609 CABOVER DRIVE  
33,548 SF

CABOVER DRIVE

2605 CABOVER DRIVE  
33,548 SF

2600 CABOVER DRIVE  
35,911 SF

7504 CONNELLEY DRIVE  
29,723 SF

7502 CONNELLEY DRIVE  
33,620 SF

CONNELLEY DRIVE

7509 CONNELLEY DRIVE  
49,300 SF

7513 CONNELLEY DRIVE  
36,363 SF

7520 CONNELLEY DRIVE  
33,300 SF

7521 CONNELLEY DR  
25,218 SF

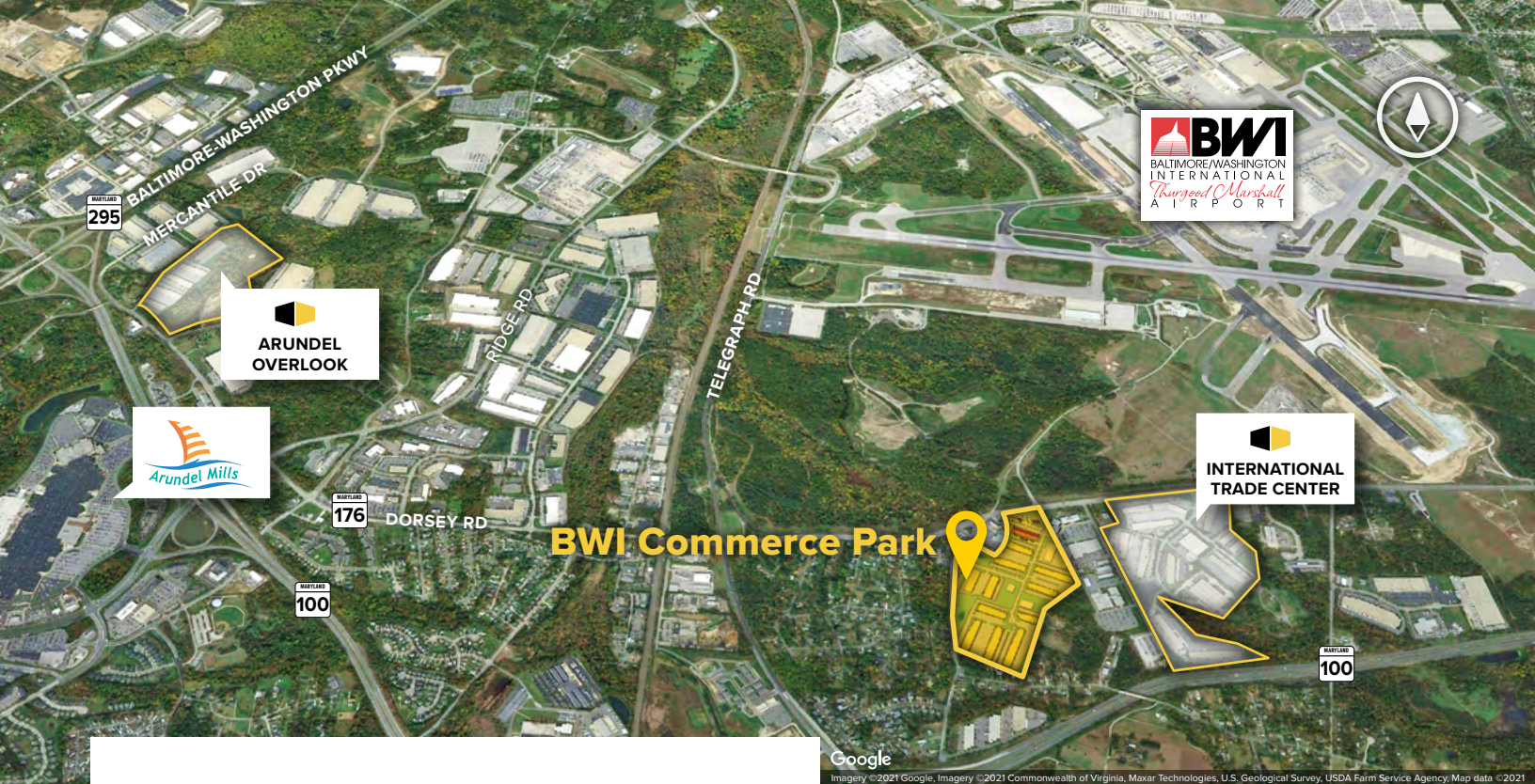
7522 CONNELLEY DRIVE  
42,334 SF

7526 CONNELLEY DRIVE  
47,408 SF

7525 CONNELLEY DRIVE  
53,400 SF







#### Distances to:

BWI Airport .....	1 mile
MD Route 100 .....	1 mile
Interstate 97 .....	2 miles
MD Route 295 .....	3 miles
Interstate 95 .....	5 miles
Interstate 695 (Baltimore Beltway) .....	6 miles
Baltimore, MD (Downtown) .....	13 miles
Interstate 495 (Capital Beltway) .....	20 miles
Washington, D.C. (Downtown) .....	32 miles

## Contact Us

For additional information or to schedule a tour, contact:

#### Lacey Johansson

Assistant Vice President

ljohansson@sjpi.com | 410.369.1229

#### Corporate Headquarters:

2560 Lord Baltimore Drive | Baltimore, MD 21244

**410.788.0100 | SJPI.COM**



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

#### 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 multifamily space.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 06/25