

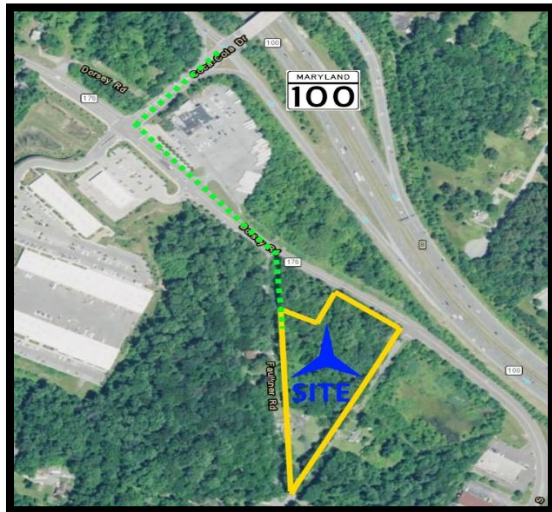
# Rare W-1 Standalone Site for Lease

## Hanover, MD

### Property Details

#### Key Property Features

- **Availability:** Currently Available for Lease
- **Total Acreage:** 1.75 cleared acres / 3.4 total
- **Existing Structure:** 1,200 SF house currently undergoing renovation into an office space.
- **Zoning: W-1 (Industrial District)** - This valuable zoning designation is generally reserved for industrial uses with minimal nuisances



#### Prime Location & Accessibility

The property boasts great access to major highways and business centers, making it an ideal location for a wide range of enterprises.

- **Proximity:** Only minutes from Arundel Mills Mall
- **Major Business Hubs:**
  - **Baltimore:** 12 miles
  - **Washington D.C.:** 22 miles
  - **Columbia:** 7 miles

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### W-1 Uses

The flexible W-1 zoning allows for a diverse array of uses.

- Offices
- Research & Development Laboratories
- Light Manufacturing/Assembly
- Restaurants
- Hotels/Motels
- Automobile Detailing/Service Facilities
- Data Centers
- Parking Garages or Lots
- Rental Establishments
- Schools
- Self-Storage (conditional)
- Wholesale Trade
- Warehousing



Contact a TriStar Broker for more information



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