

NEW OWNERSHIP

Colliers



3,640 SF & 12,624 SF
Industrial/Flex Suites Available

1340 Charwood Rd
Hanover, MD 21076



SL Industrial Partners
A Silverman Group Company

Features

SF Available 3,640 SF &
12,624 SF (can be demised)

Building Size 61,664 SF

Clear Height 14'

Column Spacing 30' x 40'

Loading Dock High

Power 208 Volts / 3 P

Sprinkler Wet

Parking Ratio 3/1,000

- Can deliver up to ± 1.2 AC for additional parking/outdoor storage needs
- Immediate access to primary transportation arteries: (I-95, I-295, I-195, I-97 Route 100, Route 1)



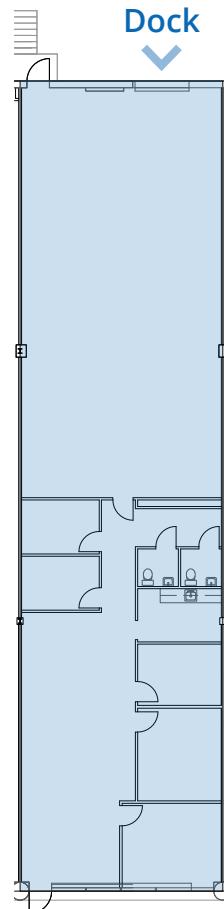
Availability

1340 Charwood Rd, Hanover, MD

Suite G

3,640 SF

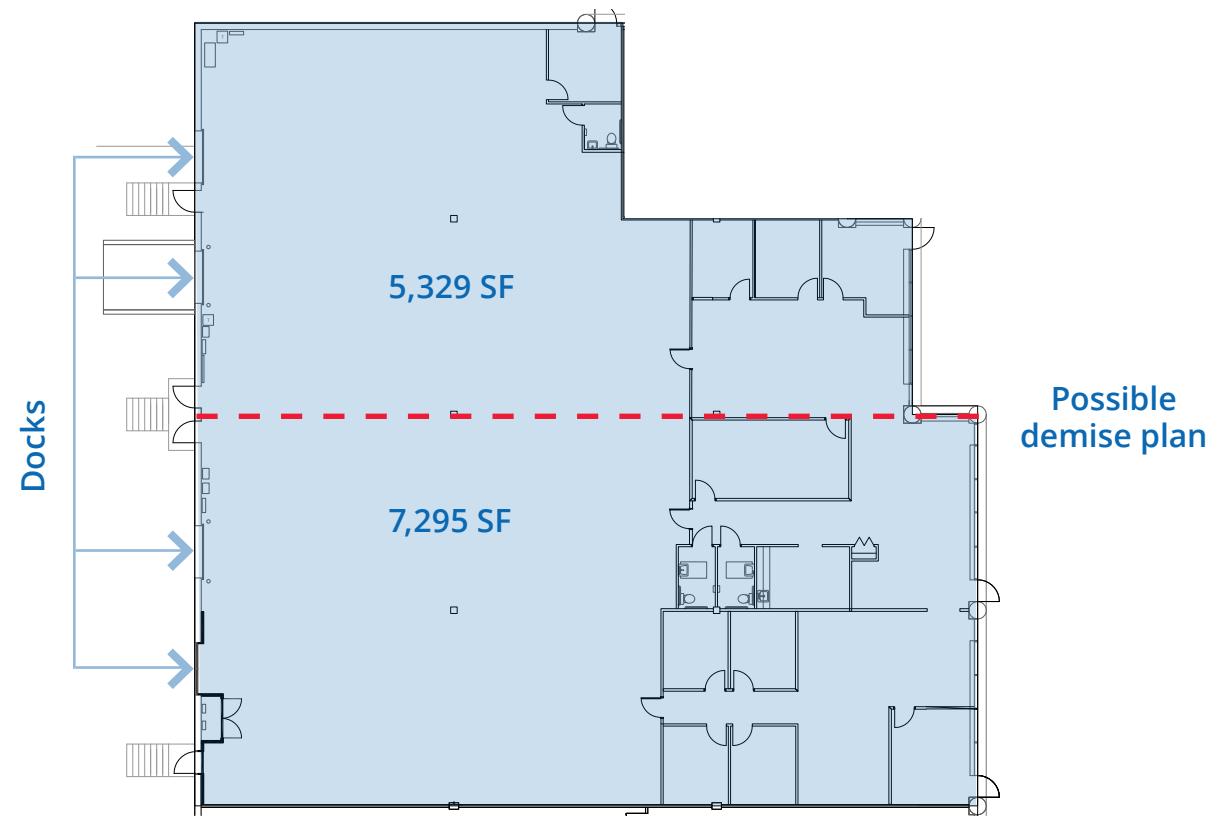
- 1 Dock
- Make ready improvements completed in office and warehouse



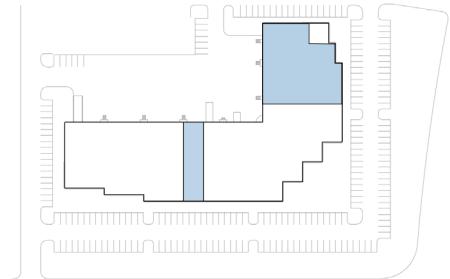
Suite P

12,624 SF

- 4 Docks
- Make ready improvements completed in office and warehouse
- Can be demised into 2 smaller suites



Key Plan





AIRPORT COMMERCE CENTER

**1340 Charwood Rd
Hanover, MD 21076**

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