



HANOVER LOGISTICS PARK PHASE II

7241 Corporate Center Drive | Hanover, MD 21076

232,931 SF
AVAILABLE

Minutes From I-95 & BWI Airport

Scan to view live
construction progress





BUILDING SPECIFICATIONS

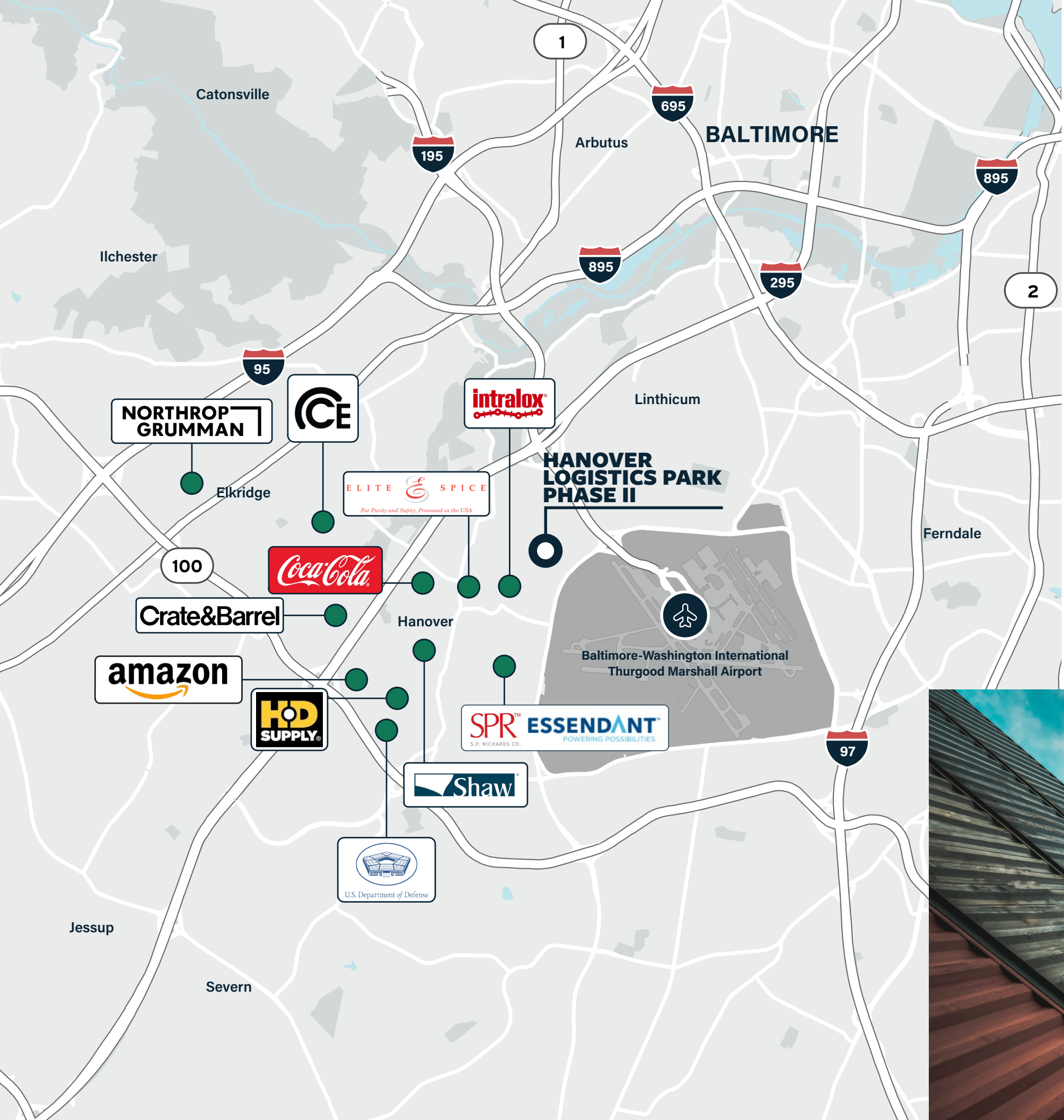
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|----------------------------|---|
| SF | 232,931 SF |
| Parking | 180 spaces |
| Clear Height | 36' clear state-of-the-art warehouse |
| Construction Type | Tilt-up construction |
| Column Spacing | 45'x56' typical bays, with one 60' speed-bay at loading area, 60' concrete truck court |
| Flooring/Slab | 7" concrete slab, unreinforced, with vapor barrier in office areas |
| Roof | 60 Mil White TPO Roof with R-30 insulation |
| Loading | 30 qty. 9x10 Dock Doors and 2 qty. 14x16 Drive-in Doors |
| Dock Levelers | 2 qty. 7'x8' RHM mechanical, 35,000 lbs capacity |
| Utilities | Natural gas to building |
| HVAC/ Air Handling | 3 qty. Make Up Air Heater – 6,940 CFM Outside Air, 50° @ 0° ambient |
| Telecom | 2 qty. 4" Telephone conduit for Comcast and Verizon |
| Power | 4000 Amp 277/480V 3-phase |
| Fire Protection | Building fully sprinklered per NFPA 13 |
| Office Space | 3,171 SF Office Suite with open workstation concept, large conference room, 2 private offices |
| Restrooms/Amenities | Dedicated single-hole warehouse and office, men's and women's restrooms |

CONNECTED TO COMMERCE



Hanover Logistics Park II delivers more than 232,000 square feet of in-demand, Class A industrial space adjacent to BWI Airport. Located along the Baltimore-Washington Corridor, two miles from I-95, the Park provides logistics and distribution users exceptional proximity to Baltimore and D.C. in under 30 minutes, seamless access to critical distribution networks, and great connectivity to a robust Mid-Atlantic population of 9.8M consumers within an hour.





WHERE INDUSTRY LEADERS CONVERGE

The dynamic landscape of the Baltimore-Washington Corridor is defined by a diverse roster of industry leaders in logistics and distribution, corporate headquarters, tech firms, and innovative startups. With its strategic location, and proximity to major East Coast markets and transportation networks, Hanover Logistics Park II presents an unmatched opportunity for businesses to thrive and grow within one of the nation's most in-demand industrial hubs.

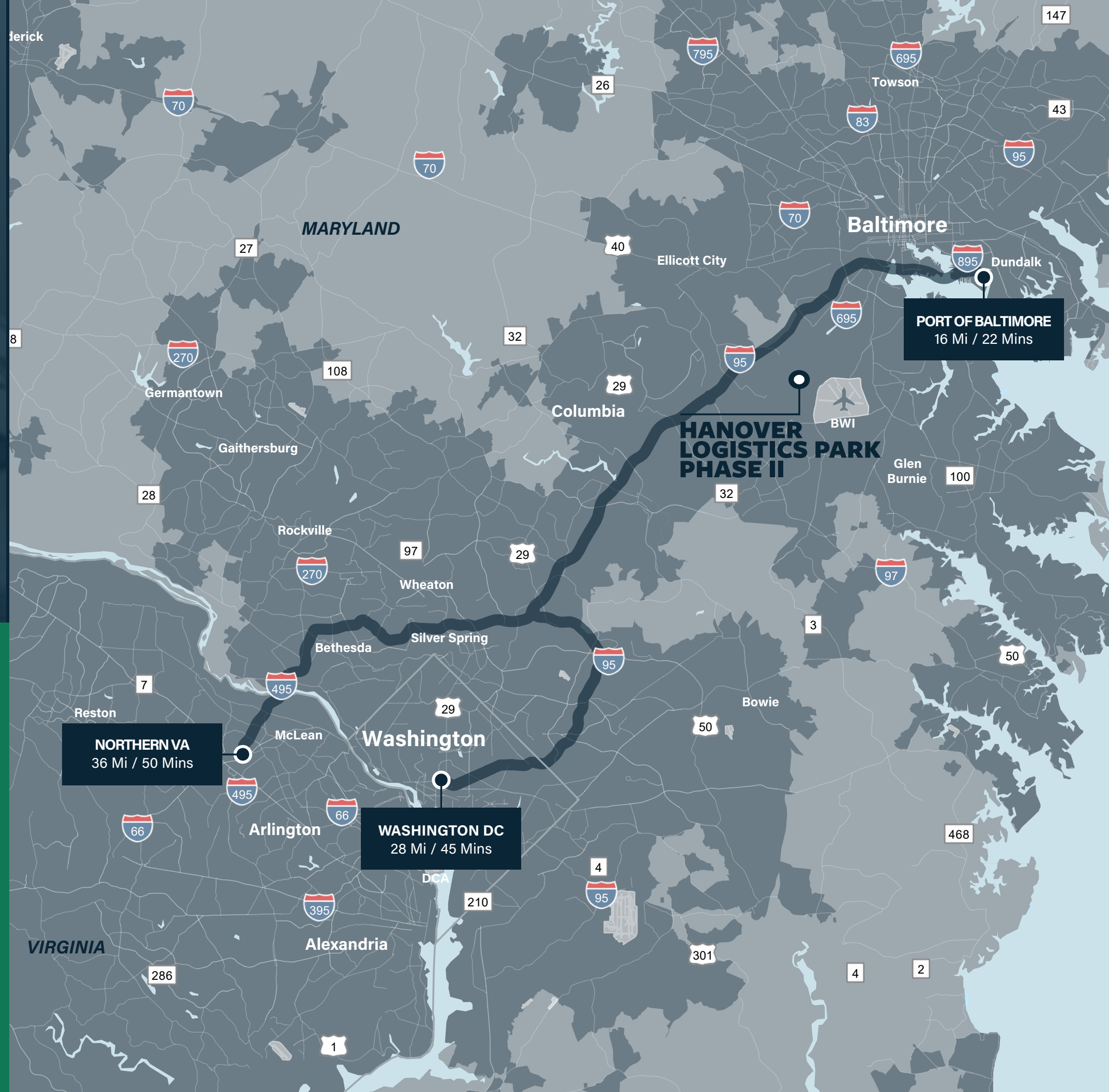


PRIME ACCESS. GLOBAL REACH

Situated within the bustling core of the Baltimore-Washington market, Hanover Logistics Park II offers unparalleled accessibility and direct access to major highways like I-95 and the Baltimore-Washington Parkway. The Park's great proximity to BWI Airport also ensures seamless national and international connectivity, making it a prime choice for businesses with global ambitions.

DRIVING DISTANCES

| | |
|-------------------|-----------|
| I-295 | <1 mile |
| I-95 | 2.5 miles |
| BWI AIRPORT | 4.5 miles |
| I-695 | 6.5 miles |
| I-70 | 11 miles |
| PORT OF BALTIMORE | 16 miles |
| WASHINGTON D.C. | 28 miles |
| WILMINGTON, DE | 80 miles |





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FOR MORE LEASING INFORMATION, PLEASE CONTACT:

DAVID DANNENFELSER

Executive Managing Director

David.Dannenfelser@cushwake.com

410-382-4653

TYLER BOYKIN

Executive Managing Director

Tyler.Boykin@cushwake.com

410-864-3560

JOHN BOOTE

Executive Director

John.Boote@cushwake.com

410-347-7567

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