

# Stand-alone Sublease Opportunity

**101,532 SF Divisible**  
(46,800 SF or 54,732 SF)

ELIGIBLE  
ALTERNATIVE  
FRAMEWORK  
FOREIGN  
TRADE ZONE  
(FTZ 74)



**Term through Q1 2033**

**1250 Stoney Run Road, Hanover, MD 21076**



JLL Industrial

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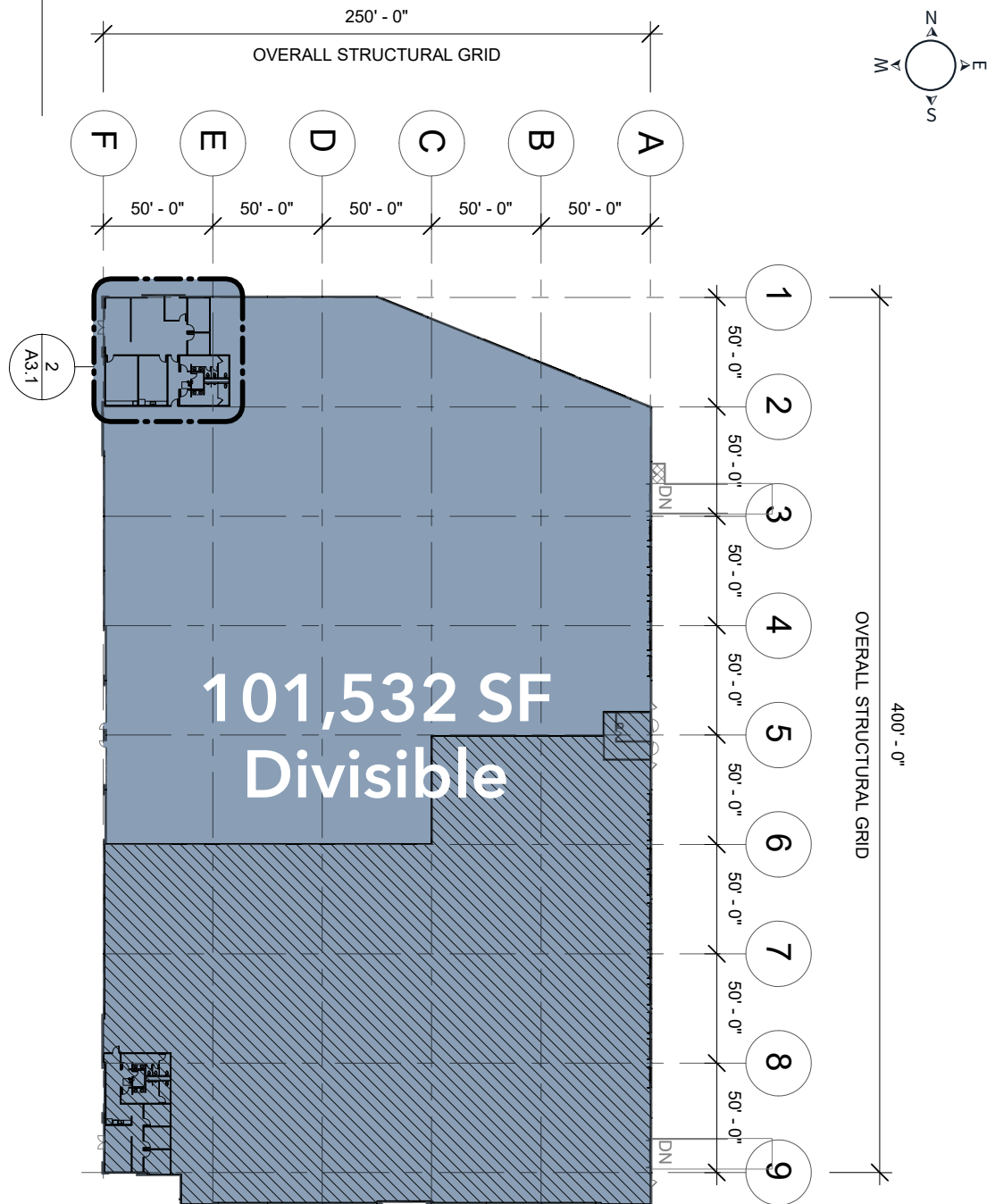
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## Property Highlights:

- Stand-alone Sublease Opportunity
- Term through Q1 2033
- 101,532 SF  
(Divisible to 46,800 SF or 54,732 SF)
- 28' Clear Ceiling Height
- 2,500 SF existing office (North End)
- 1,600 SF existing office (South End)
- 28' Clear Ceiling Height
- 50'x50' Column spacing
- 2 - 12'x14' Drive-ins
- 17 - 9'x10' docks (9 Knock-outs)
- Edge of dock levelers on all dock doors
- ESFR Sprinkler System
- 121 parking spaces (+6hcp spaces)
- 1,600 amps (277/480v, 3phase)











101,532 SF  
Divisible

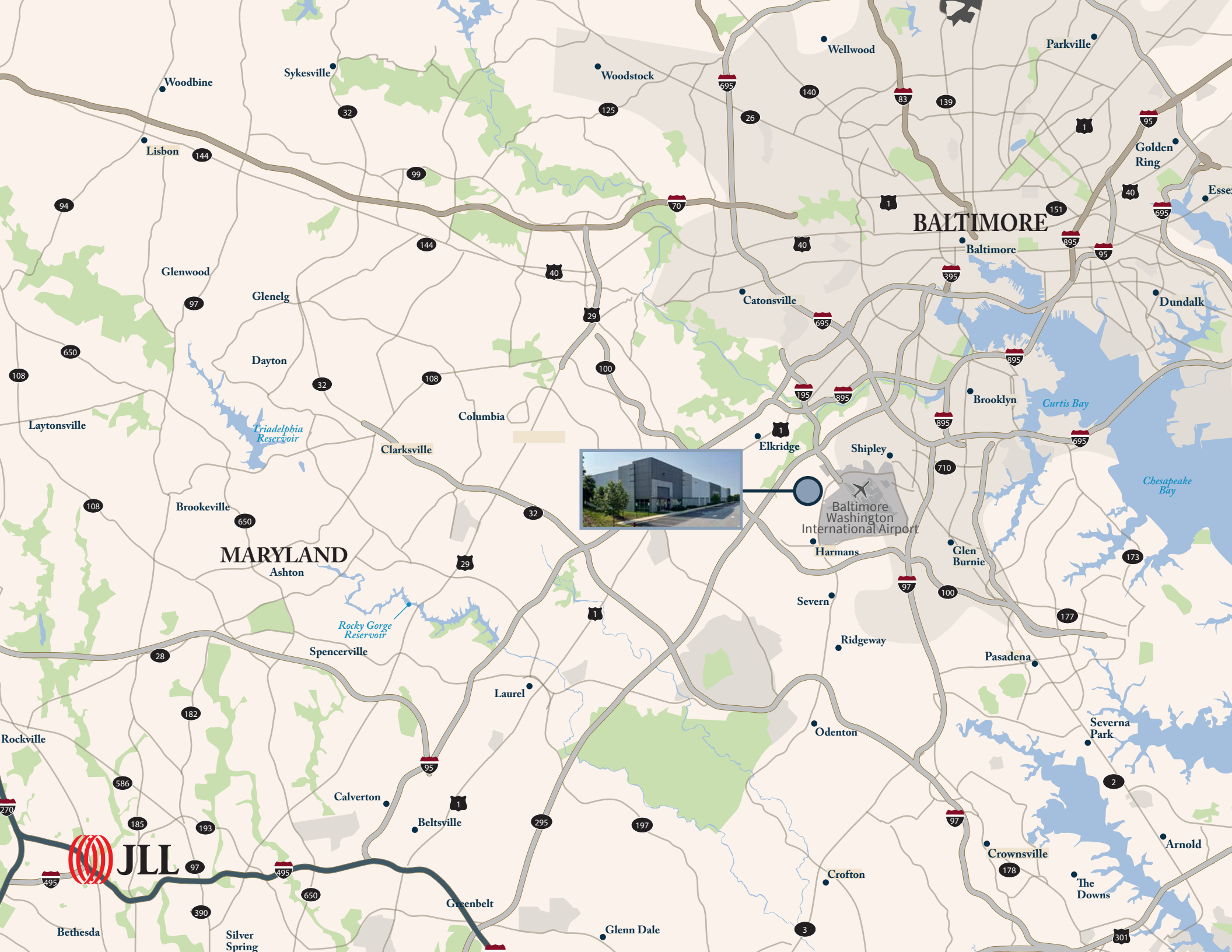
The image is an aerial photograph of a commercial area. A large, light blue rectangular area is highlighted in the center, representing a building. This area is divided into a grid of smaller squares, with the top half being solid light blue and the bottom half having a diagonal hatched pattern. The text '101,532 SF' and 'Divisible' is centered within this highlighted area. Below the building, a road labeled 'Stoney Run Rd' is highlighted with a thick yellow double line. Four yellow arrows point from the road towards the building. The surrounding area includes various parking lots with cars, green trees, and other commercial buildings. In the bottom left corner, there is a logo consisting of three red concentric circles followed by the letters 'JLL' in a serif font.

Stoney Run Rd











For more leasing information,  
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