

FOR SALE

Sale Price Reduced to

\$225 PSF**15,090 SF****Contact us:****Tom Gentner**

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Colliers

7001 Columbia Gateway Drive
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**7267 Park Circle Drive**

Hanover, Maryland 21076

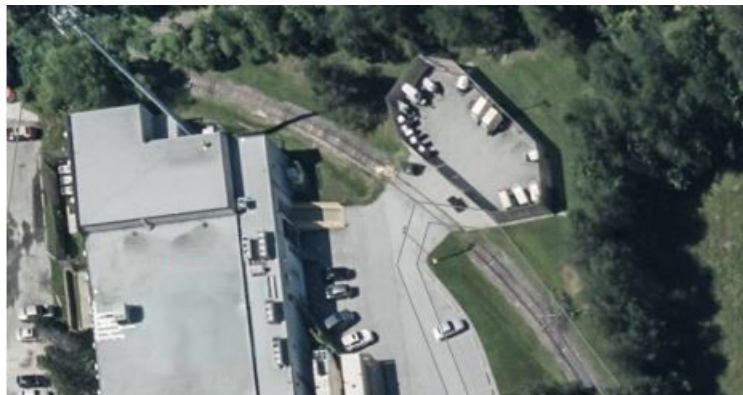
**Free-Standing Industrial Building
with Storage Yard****Property Highlights**

- 15,090 SF Free-standing Industrial Building
- 2,144 SF of Office space
- 3 Dock-high Loading Doors
- 1 Ramped Drive-in Door
- Clear ceiling heights ranging from 13'-18'
- Column Spacing 35' W x 20' D (Typical)
- 4,000 Amps, 277/480 Volt, 3 Phase, 4 Wire Primary Electrical Service
- 2,500 Gallon Diesel Belly Tank 750 kVA Caterpillar Back-up Generator
- Approximately One-tenth Acre Fenced, Gated, Secured & Screened Storage Yard area
- On-site Cellular Tower
- Dual Fiber Entrances with Diverse Internal Distribution Capabilities
- Zoned W-1 (Industrial Park District)

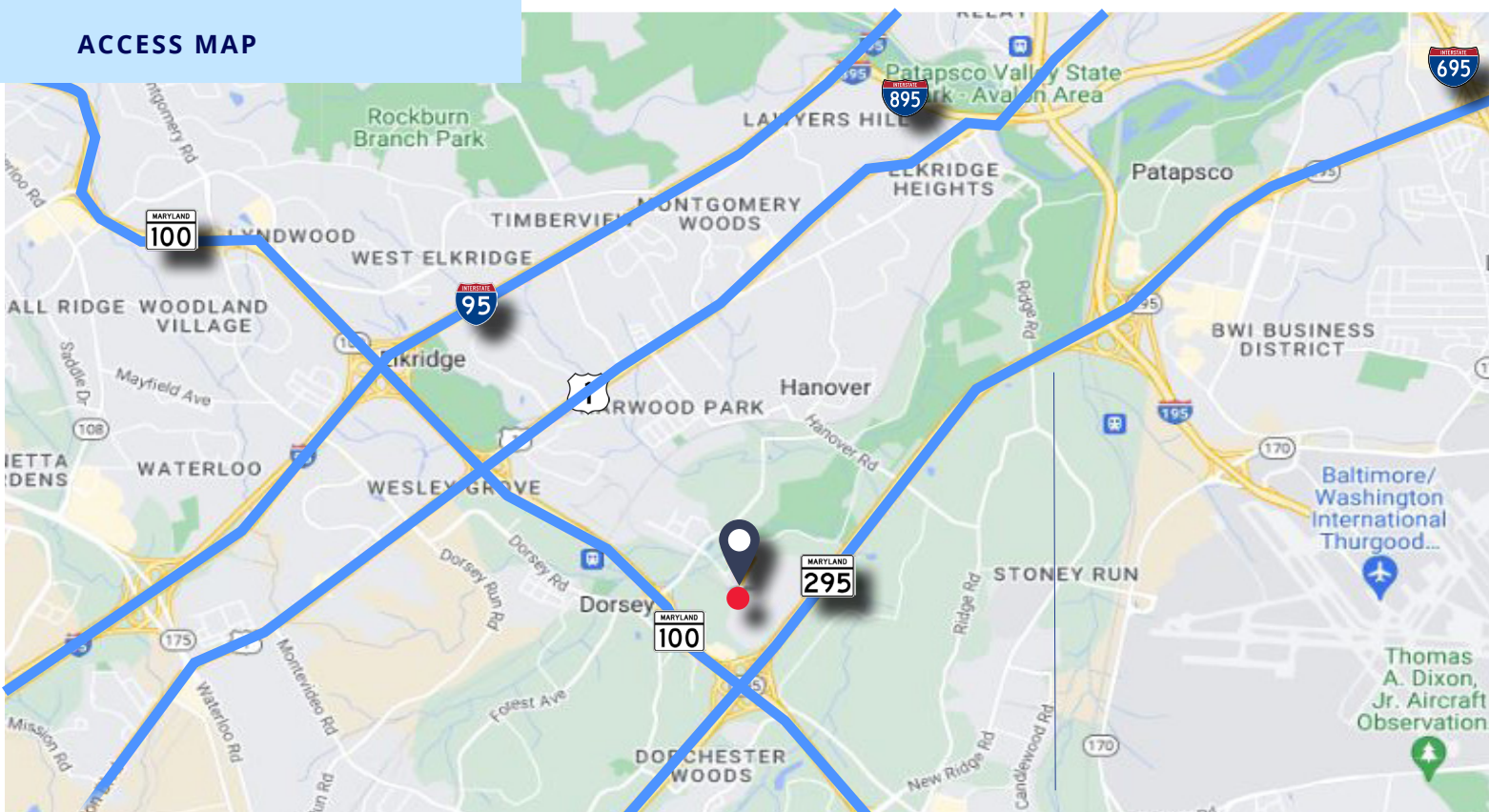
Location Highlights

- Conveniently located just off of Route 100 via Coca Cola Drive
- Just 2.5 miles to I-95

PROPERTY PHOTOS



ACCESS MAP



CONTACT US

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