



19,450 SF Flex Sublease Available

Baltimore Commons Business Park

7455 New Ridge Road, Suite N-Q, Hanover, MD 21076



Baltimore Commons Business Park

7455 New Ridge Road, Suite N-Q, Hanover, MD 21076



Property Features:

- **Sublease Term:** Through December 31, 2032
- **Lease Rate:** \$13.80 NNN
- **Size:** 19,450 SF
- **Layout:** Approx. 65% office, 35% warehouse
- **Loading:** One (1) dock door with drive-up ramp
- **Clear Height:** 20'
- **Sprinklers:** Wet
- **Zoning:** W-1



Baltimore Commons Business Park

7455 New Ridge Road, Suite N-Q, Hanover, MD 21076

Property Highlights:

- Great access to Route 100, Route 295, and Baltimore/Washington International Thurgood Marshall Airport
- 16 private offices, 3 conference rooms
- Break room + two kitchenettes
- Large open bullpen area
- 100% conditioned warehouse



Baltimore Commons Business Park
7455 New Ridge Road, Suite N-Q, Hanover, MD 21076



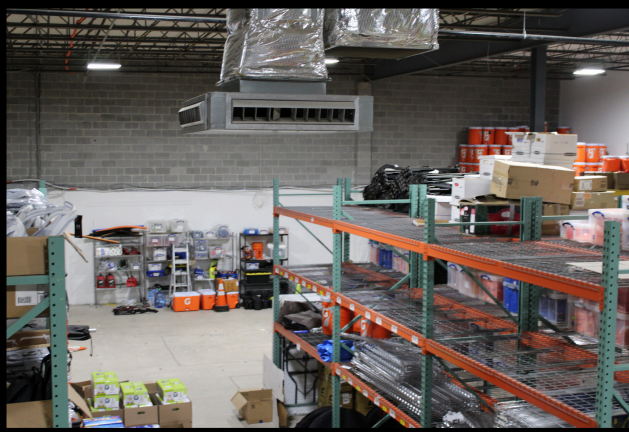
Interior Office Photos

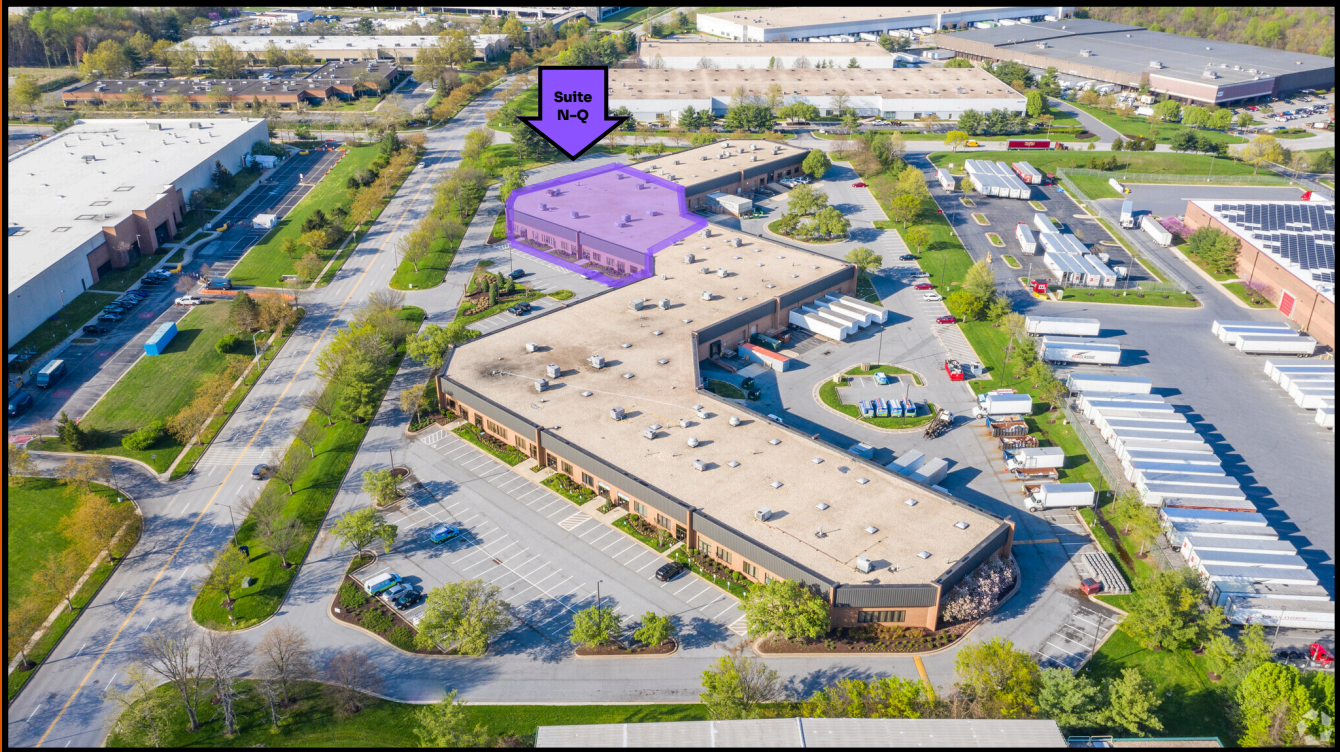


Baltimore Commons Business Park
7455 New Ridge Road, Suite N-Q, Hanover, MD 21076



Interior Warehouse Photos





For More Information Please Contact:



Mobile: (561)-302-3863



Direct: (410)-826-5292



Email: Garrett@EppleCRE.com

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed, or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. Rosario Realty - (410) 213-3975