

Hanover Logistics Center

LEED Certified New Construction



INDUSTRIAL FOR LEASE | IMMEDIATELY AVAILABLE

122,688 SF For Lease

1384 Hanover Road | Hanover, MD 21076



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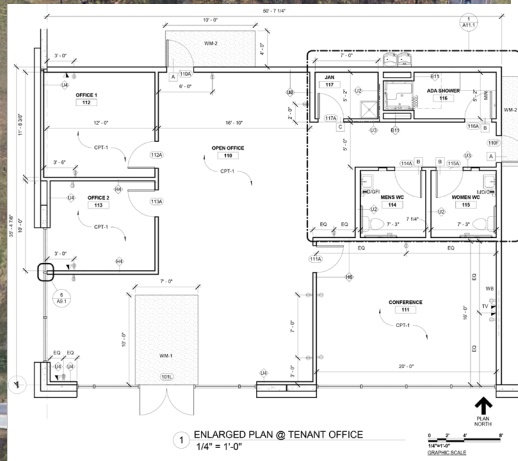
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PROPERTY FEATURES

Total Building Size	122,688 SF
Site Size	12.67 +/- Acres
Office	1,750 +/- SF
Ceiling Height	32' Clear Height
Bay Spacing	53' x 50' w/ 60' Speed bay
Car Parking	122
Docks	21 Loading dock positions
Drive-in Doors	2 (12' x 14')
Zoning	W1 (Industrial park district)
Truck Court Depth	120'
Trailer Drops	20 Positions
Sprinkler System	ESFR
Power	2,500 AMPS
Construction	Tilt-up
LEED	Certified New Construction



Office Space Floor Plan

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Delivery Photos



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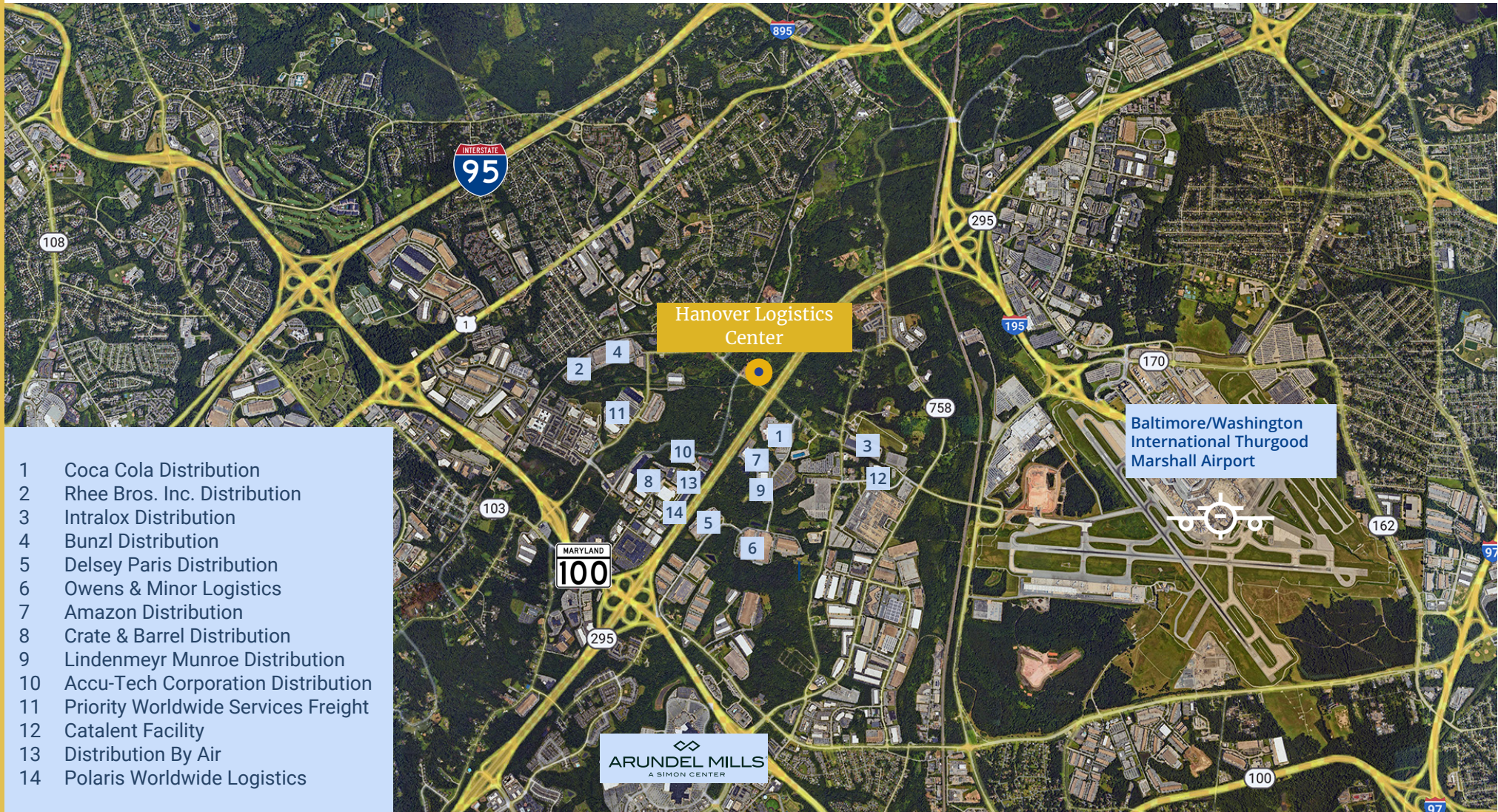
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Corporate Neighbors



- 1 Coca Cola Distribution
- 2 Rhee Bros. Inc. Distribution
- 3 Intralox Distribution
- 4 Bunzl Distribution
- 5 Delsey Paris Distribution
- 6 Owens & Minor Logistics
- 7 Amazon Distribution
- 8 Crate & Barrel Distribution
- 9 Lindenmeyr Munroe Distribution
- 10 Accu-Tech Corporation Distribution
- 11 Priority Worldwide Services Freight
- 12 Catalent Facility
- 13 Distribution By Air
- 14 Polaris Worldwide Logistics

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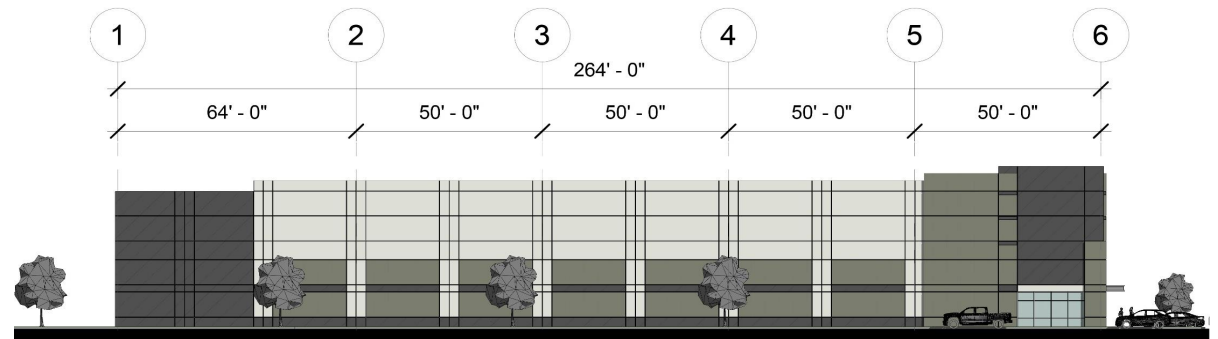
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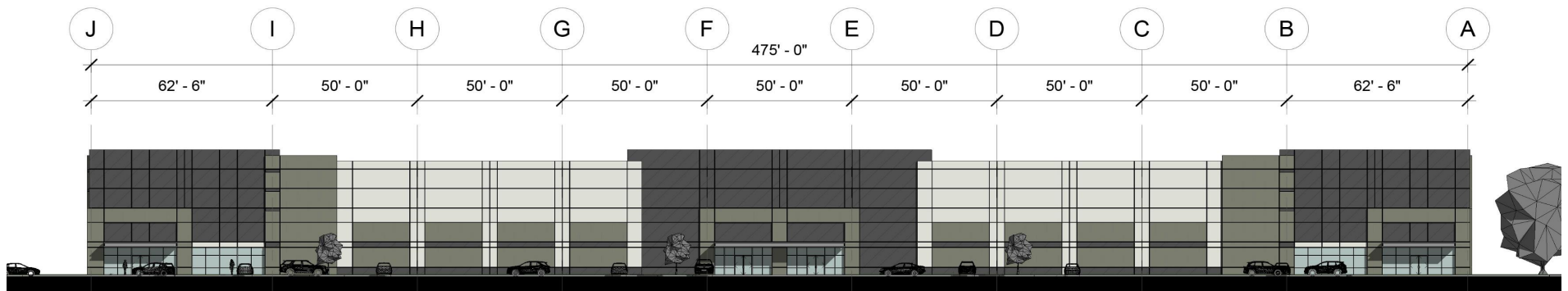
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Building Elevations



SIDE ELEVATION



FRONT ELEVATION

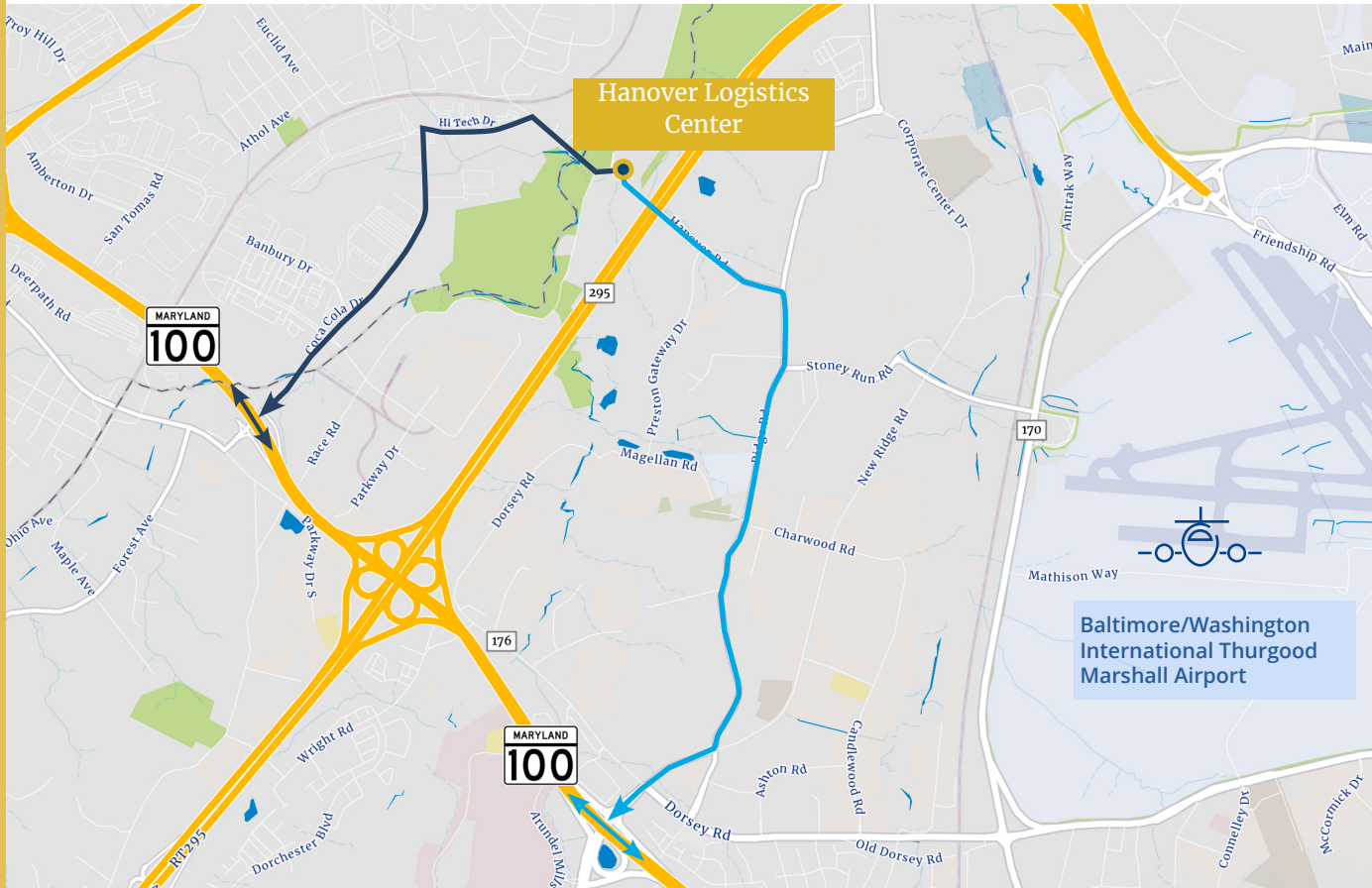
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1.5 miles

Western Route to Rte. 100



2.5 miles

Eastern Route to Rte. 100



LOCATION OVERVIEW

- 3.5 miles to I-95
- 3.5 miles to BWI / Thurgood Marshall Airport
- 13 miles to Port of Baltimore

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