



FOR **SALE**

# INDUSTRIAL BLDG. WITH OUTDOOR STORAGE

7476 CANDLEWOOD ROAD | HANOVER, MARYLAND 21076



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 12,264 SF ± industrial building on 1.99 acres ±
- 3,000 SF ± of office space
- 2 dock high loading doors and 3 drive-in doors
- Sizable fenced outdoor storage lot in the rear of the building
- Two (2) curb cuts (on Candlewood/Ashton Roads)
- Located in a planned business park
- Zoned for outdoor storage
- Easy access to Route 100, I-295, I-95 and I-97
- Close proximity to BWI Airport and the Port of Baltimore

|                |                                |
|----------------|--------------------------------|
| BUILDING SIZE: | 12,264 SF ±                    |
| LOT SIZE:      | 1.99 ACRES ±                   |
| CLEAR HEIGHT:  | 16' ±                          |
| DOCKS:         | 2 (8' W x 8' H)                |
| DRIVE-INS:     | 3 (10' W x 10' H))             |
| POWER:         | 3 PHASE 277V-480V              |
| ZONING:        | W2 (LIGHT INDUSTRIAL DISTRICT) |



GOOGLE STREET VIEW

# AERIAL



# LOCAL BIRDSEYE



# TRADE AREA

## - DRIVING DISTANCE TO:



1.2 MILES  
**4 MIN. DRIVE**



2.2 MILE  
**5 MIN. DRIVE**



4.8 MILES  
**8 MIN. DRIVE**



3.2 MILES  
**7 MIN. DRIVE**



11.9 MILES  
**14 MIN. DRIVE**  
**(FAIRFIELD  
MARINE TERMINAL)**

## BALTIMORE, MD

13.5 MILES  
**20 MIN.**

WASHINGTON, DC

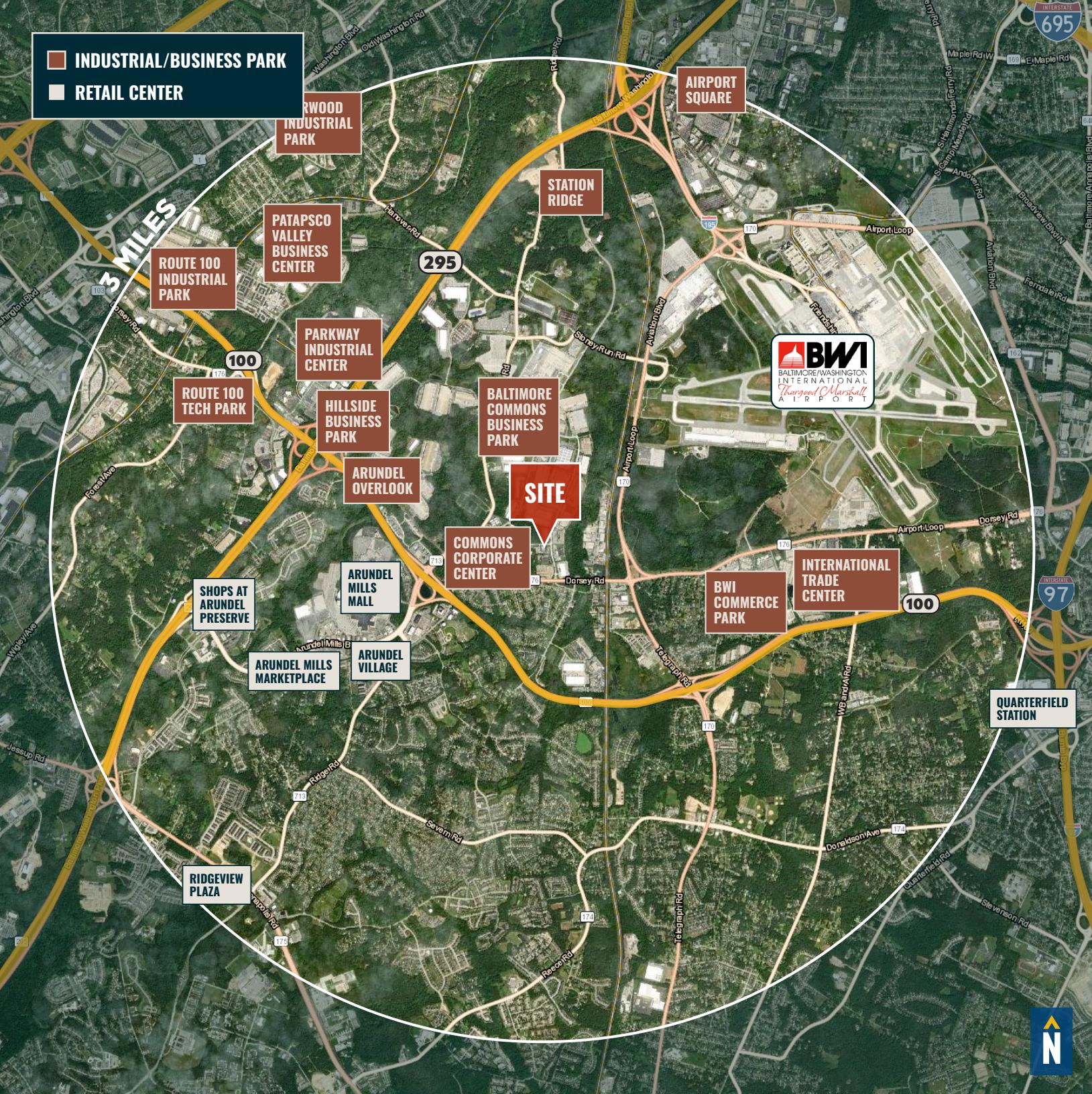
29.4 MILES  
**35 MIN.**

PHILADELPHIA, PA

114.0 MILES  
1 HR. 50 MIN.

RICHMOND, VA

139.0 MILES  
2 HRS 0 MIN



# FOR MORE INFO CONTACT:



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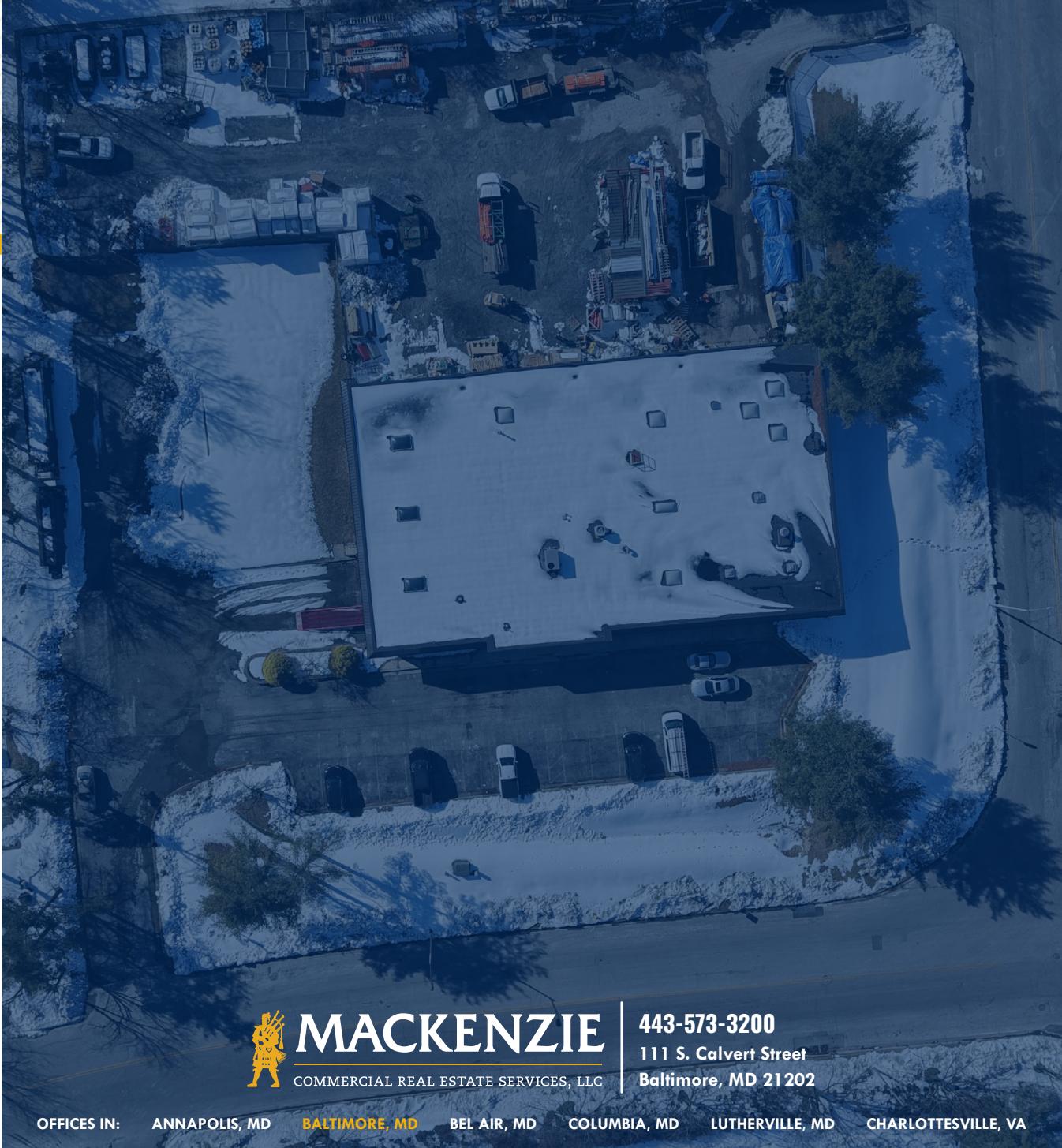
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