



FOR **SALE**

# INDUSTRIAL BLDG. WITH OUTDOOR STORAGE

7476 CANDLEWOOD ROAD | HANOVER, MARYLAND 21076



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 12,264 SF  $\pm$  industrial building on 1.99 acres  $\pm$
- 3,000 SF  $\pm$  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 $\pm$
LOT SIZE:	1.99 ACRES $\pm$
CLEAR HEIGHT:	16' $\pm$
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)



# AERIAL

DRIVE-IN

DOCK





# LOCAL BIRDSEYE





# TRADE AREA

## DRIVING DISTANCE TO:

**100** 1.2 MILES  
4 MIN. DRIVE

**295** 2.2 MILE  
5 MIN. DRIVE

**INTERSTATE 95** 4.8 MILES  
8 MIN. DRIVE

**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
Thurgood Marshall  
AIRPORT  
3.2 MILES  
7 MIN. DRIVE

**PORT OF BALTIMORE**  
1706  
Helen Delich Bentley  
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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## **ALTON CURRY**

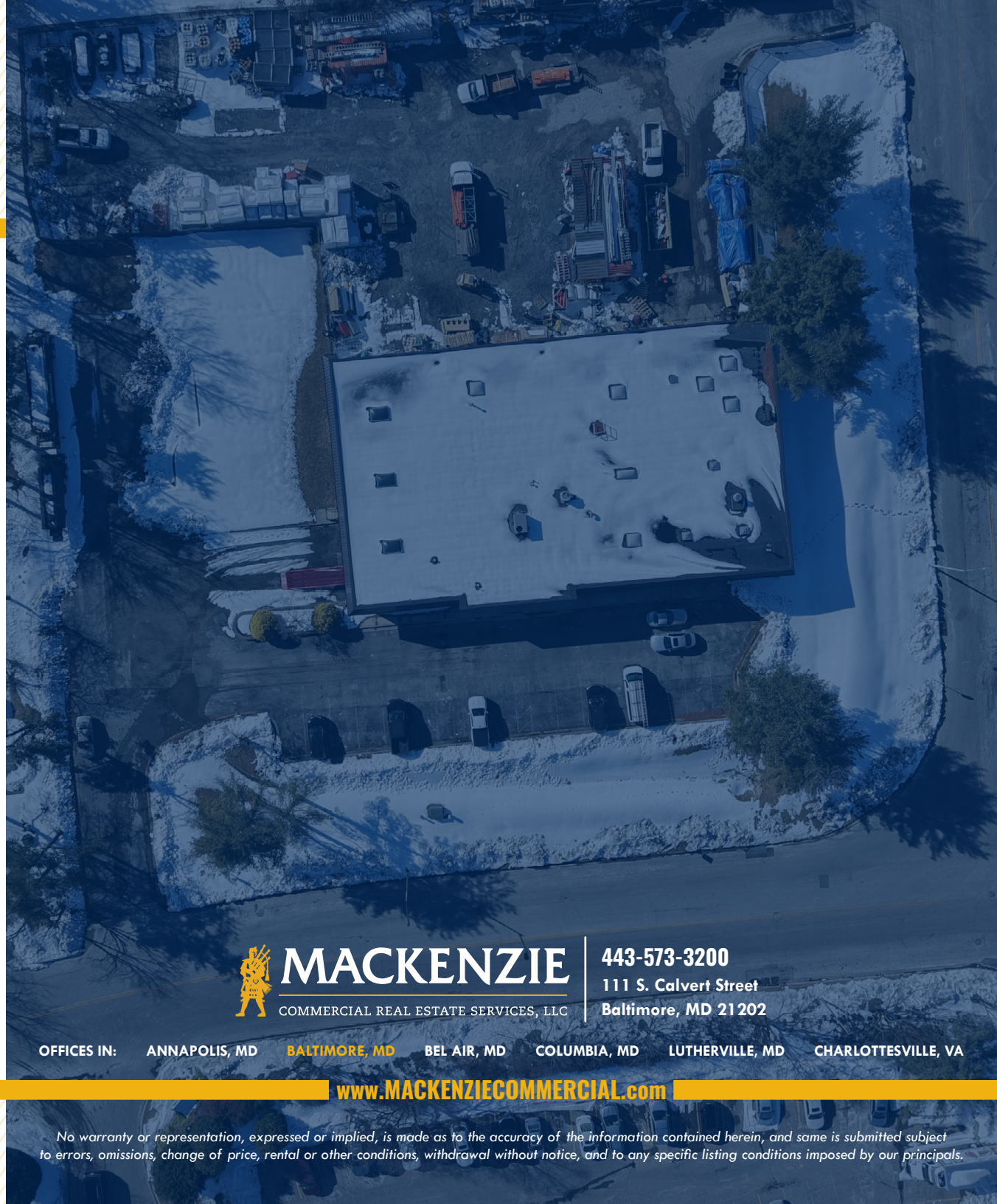
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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