

TECHNOLOGY DRIVE INDUSTRIAL PARK

1198, 1203, 1207 TECHNOLOGY DRIVE
ABERDEEN, MD 21001



CLICK OR SCAN TO
WATCH VIDEO

INDUSTRIAL BUILDINGS FOR LEASE

BUILDING 2: 255,197 SF | SPEC CONSTRUCTION Q3 2024 | DELIVERY Q2 2025

ENTERPRISE ZONE ELIGIBLE

PERMITTED USES INCLUDE LIGHT MANUFACTURING, RESEARCH & DEVELOPMENT, AND WAREHOUSING

PROJECT BY:

 JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup

LEASING BY:

 CUSHMAN &
WAKEFIELD

SITE PLAN

DIRECT FRONTAGE,
ACCESS & SIGNAGE
TO I-95

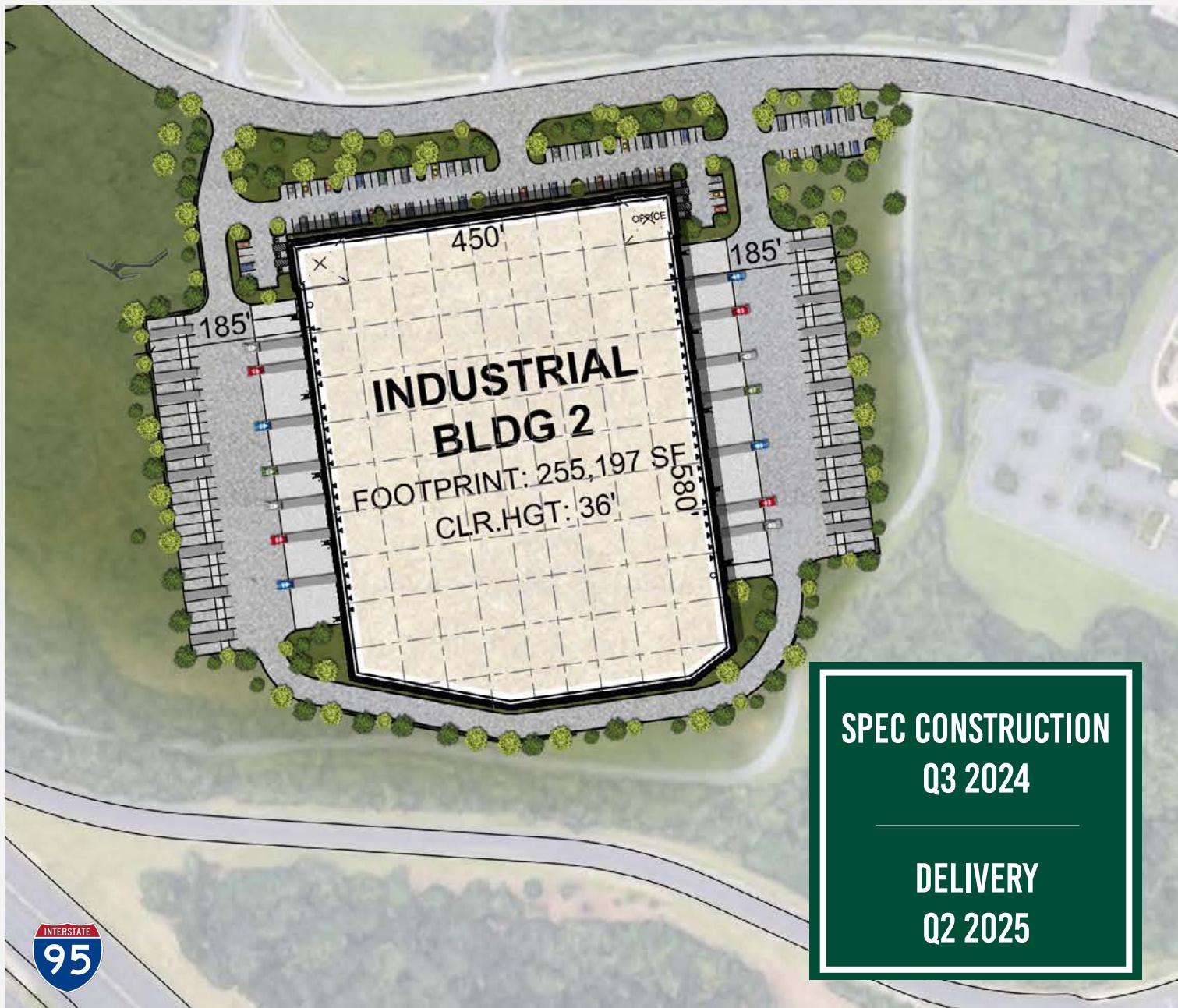


JOHN KENNEDY MEMORIAL HWY



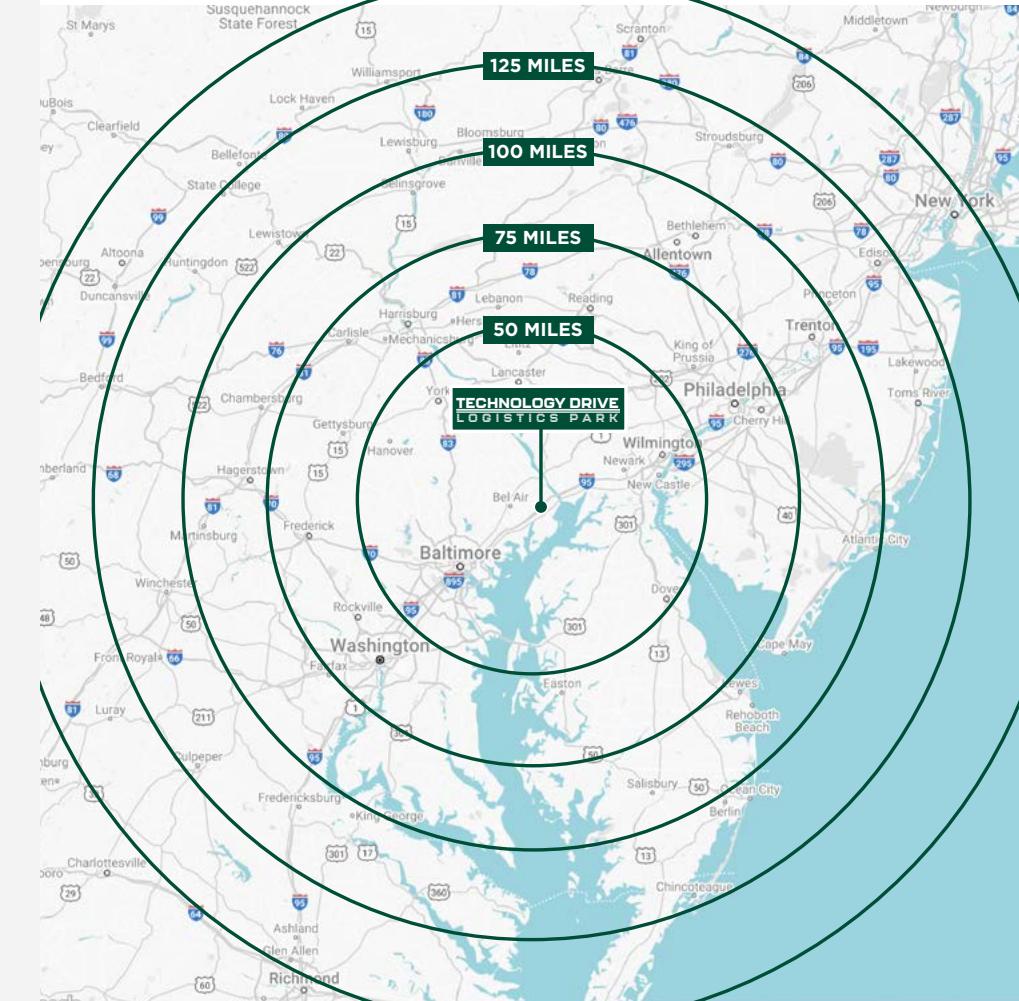
ROYAL
FARMS

CHURCHVILLE ROAD



BUILDING 2 SPECS

| | | | |
|----------------------------|-------------------------------|--------------------------|---------------|
| Building 2 SF | 255,197 SF | Dock Doors | 49 dock doors |
| Building Dimensions | 450'd x 580'w | Drive-in Doors | 2 drive-ins |
| Clear Height | 36' | Truck Court Depth | 185' |
| Column Spacing | 55' x 54' with 60' speed bays | Fire Protection | ESFR |
| Lighting | LED | Auto Parking | 133 spaces |
| Slab Thickness | 7" reinforced | Trailer Parking | 60 stalls |



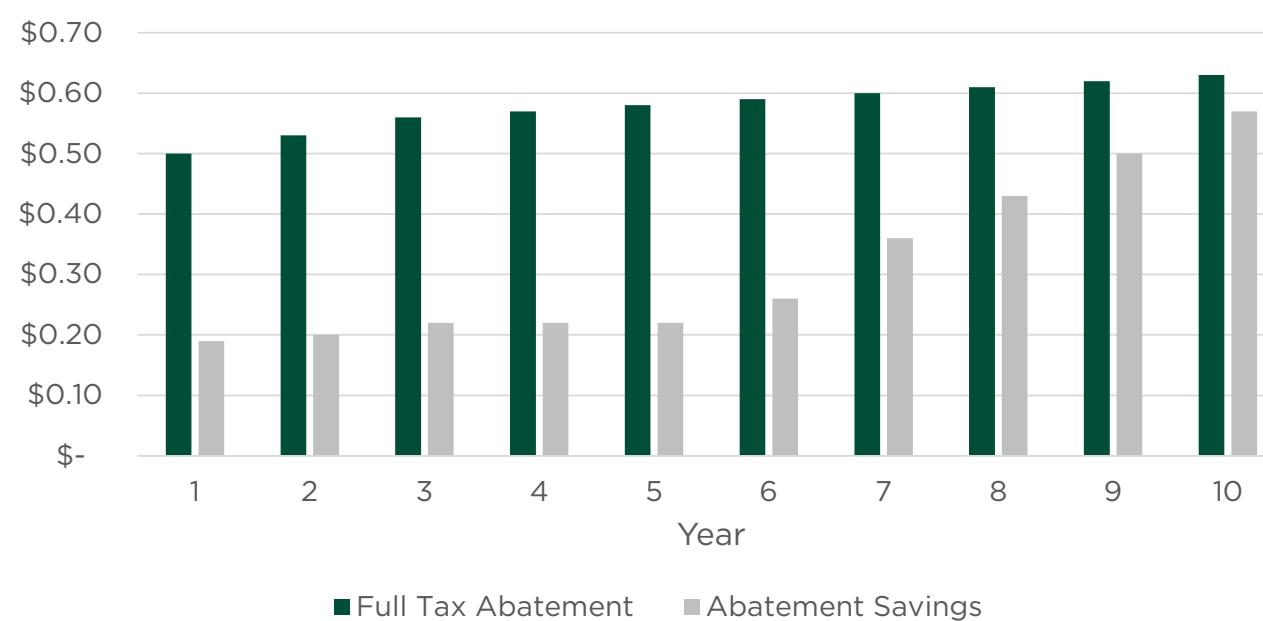
DISTANCES TO:

| | |
|--------------------|-----------|
| BALTIMORE, MD | 39 MILES |
| WASHINGTON, DC | 64 MILES |
| PHILADELPHIA, PA | 75 MILES |
| NEW YORK, NY | 162 MILES |
| RICHMOND, VA | 182 MILES |
| CHARLOTTSVILLE, VA | 184 MILES |
| NEW HAVEN, CT | 237 MILES |
| BOSTON, MA | 370 MILES |
| CLEVELAND, OH | 406 MILES |
| CINCINNATI, OH | 538 MILES |
| CHICAGO, IL | 733 MILES |

HARFORD COUNTY ENTERPRISE ZONE

Technology Drive Business Park is eligible for real property tax credits of 80% of assessed value for years 1-5, and decreasing by 10% annually for remaining 5 years
(Year 6= 70%, Year 7 = 60%, Year 8 = 50%... Year 10 = 30%)

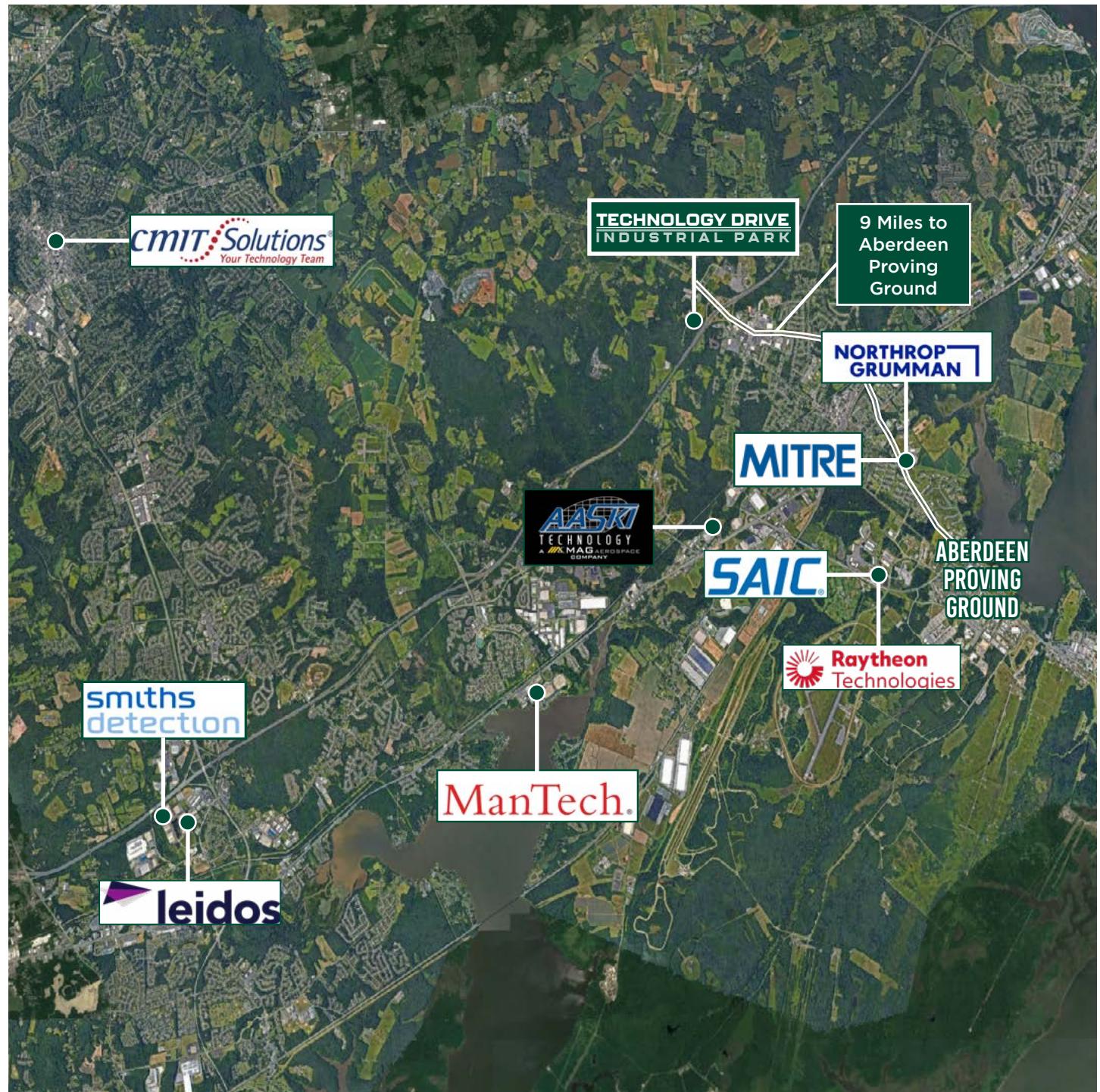
Real Estate Tax Credit Benefits



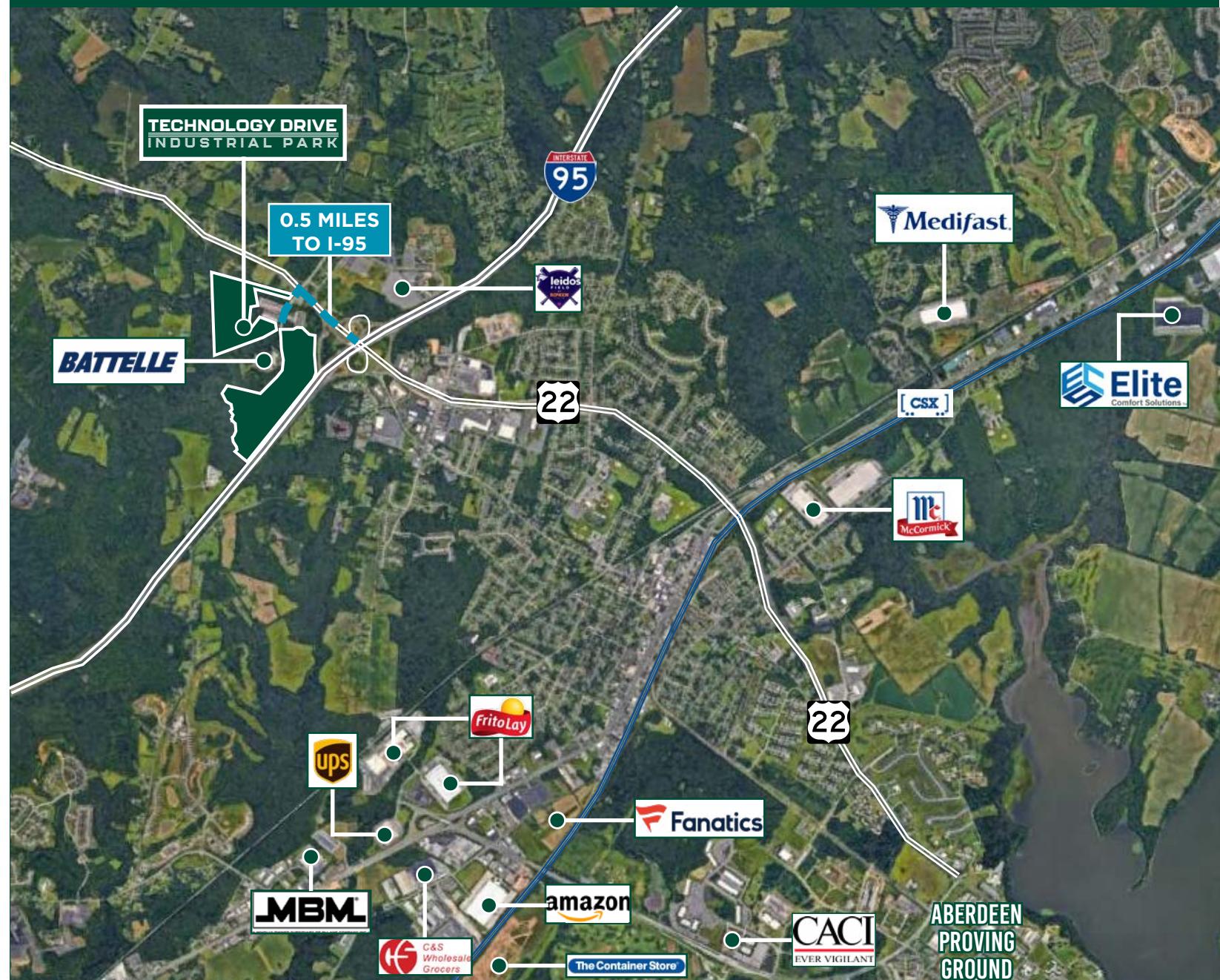


Aberdeen Proving Ground is one of the most diversified military installations in the United States and the work that takes place at this 72,000-acre complex touches almost every aspect of U.S. military operations. Home to the world's leaders in research, development, testing and evaluation of materiel, APG military and civilian personnel have had a profound impact on the way wars are fought.

HARFORD COUNTY ADVANCED MANUFACTURING ECOSYSTEM



CORPORATE NEIGHBORS



CONTACT

DAVID DANNENFELSER
MANAGING DIRECTOR
+1 410 382 4653
david.dannenfelser@cushwake.com

TYLER BOYKIN
MANAGING DIRECTOR
+1 410 864 3560
tyler.boykin@cushwake.com

MCLANE FISHER
EXECUTIVE MANAGING DIRECTOR
+1 410 685 9884
mclane.fisher@cushwake.com