

# 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

**INDUSTRIAL BLDG 3**  
FOOTPRINT: 257,859 SF  
CLR.HGT: 36'

420'  
185'  
600'  
130'

**INDUSTRIAL BLDG 1**  
FOOTPRINT: 216,994 SF  
CLR.HGT: 36'

705'  
185'  
300'

**INDUSTRIAL BLDG 2**  
FOOTPRINT: 255,197 SF  
CLR.HGT: 36'

450'  
185'  
1085'

JOHN KENNEDY MEMORIAL HWY  
INTERSTATE  
**95**

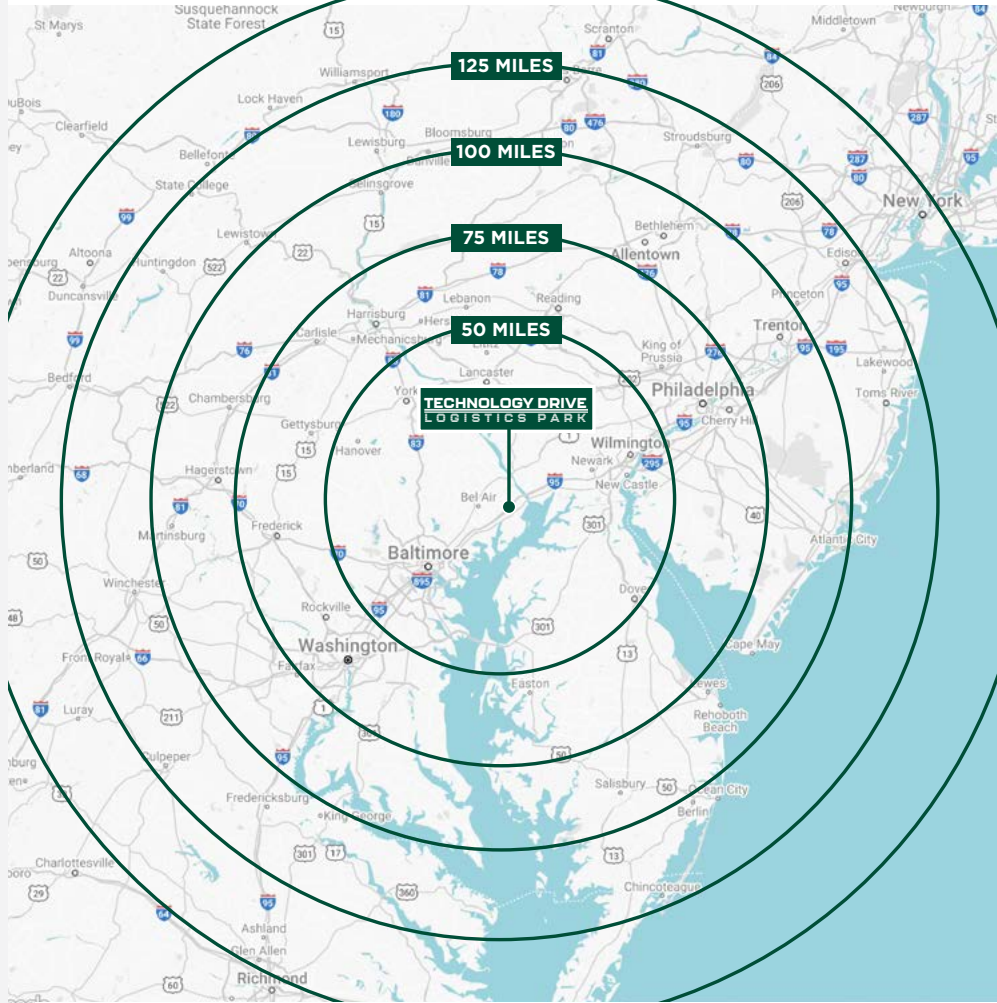
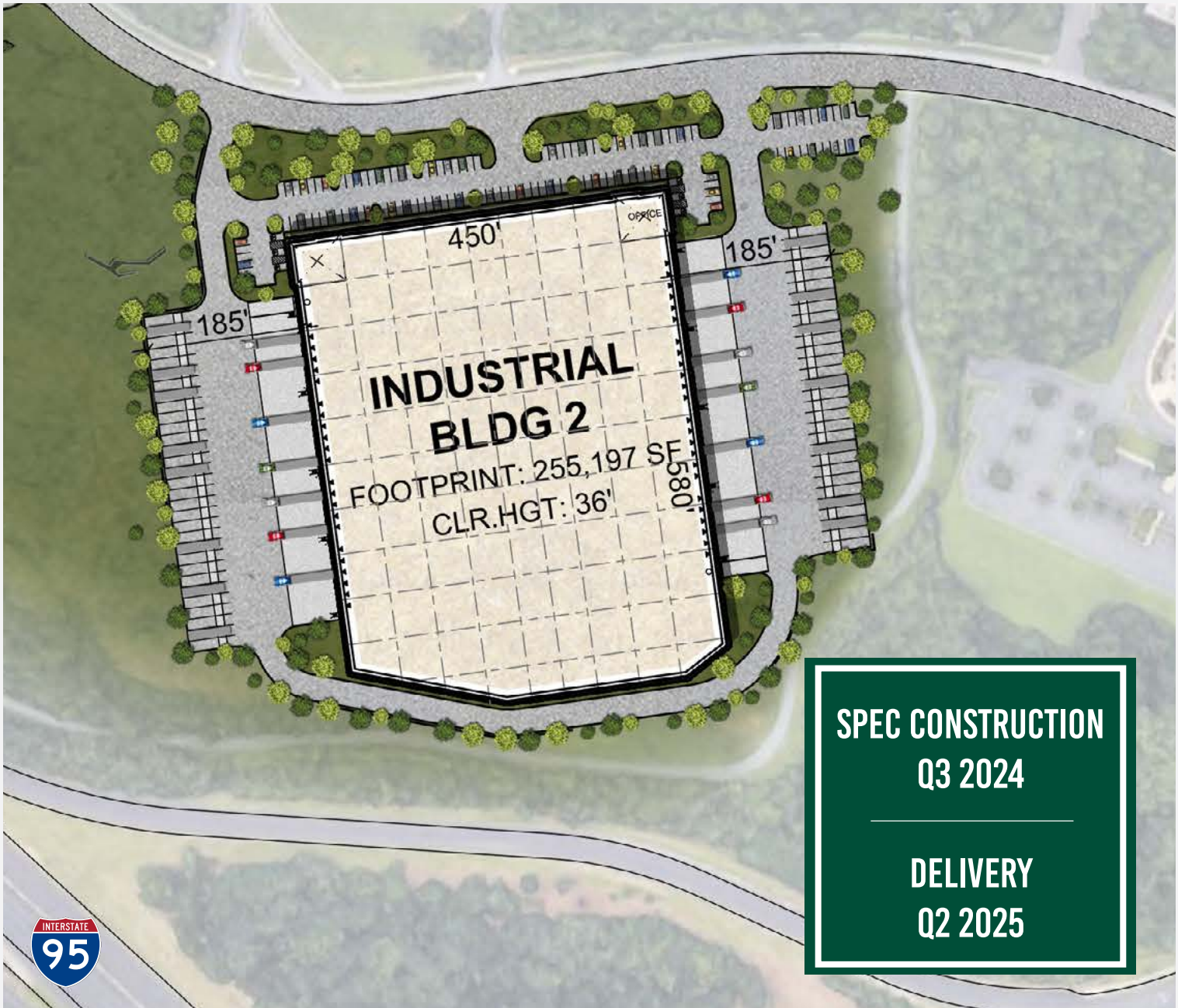
DIRECT FRONTAGE,  
ACCESS & SIGNAGE  
TO I-95



CHURCHVILLE ROAD

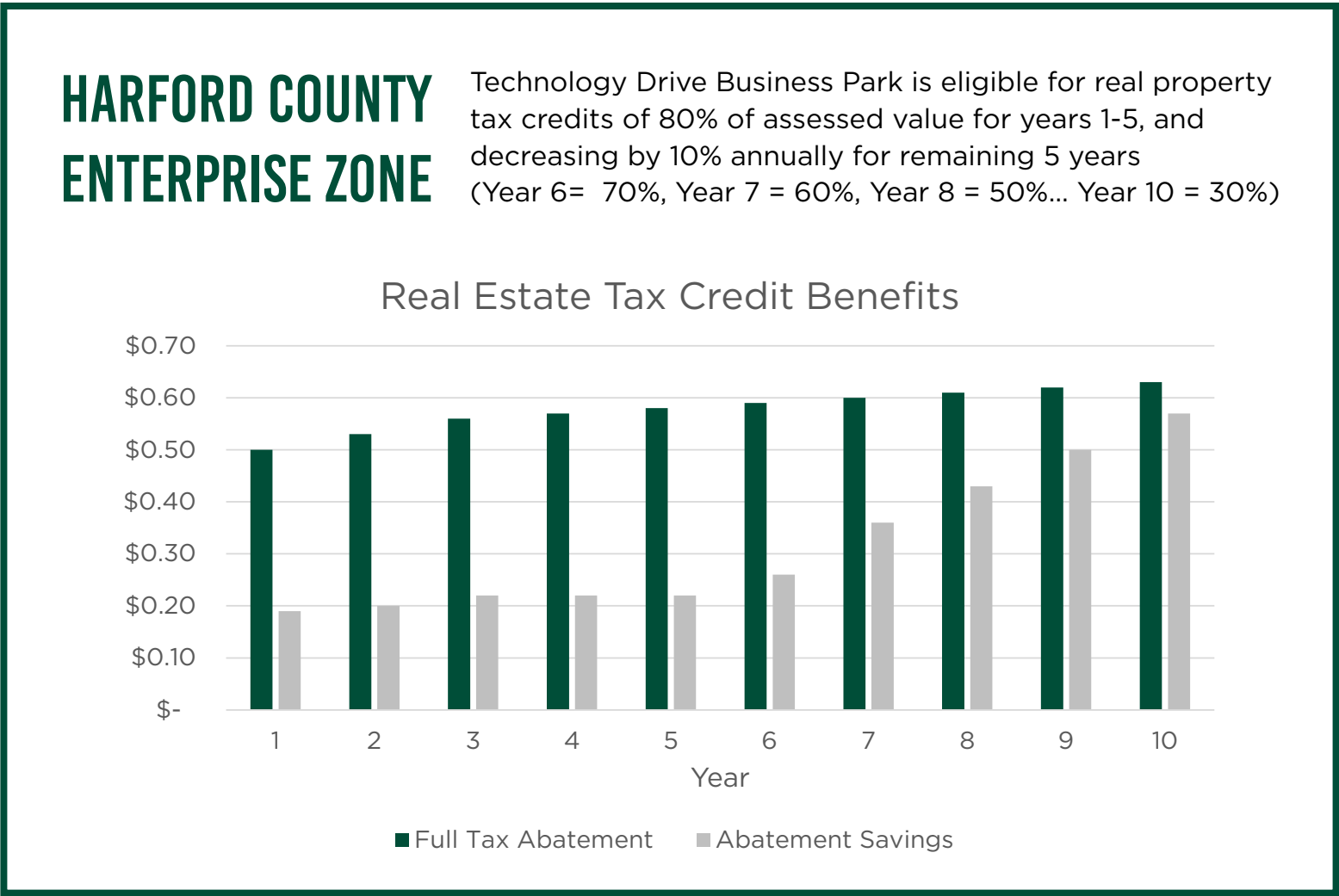






| DISTANCES TO:       |           |
|---------------------|-----------|
| BALTIMORE, MD       | 39 MILES  |
| WASHINGTON, DC      | 64 MILES  |
| PHILADELPHIA, PA    | 75 MILES  |
| NEW YORK, NY        | 162 MILES |
| RICHMOND, VA        | 182 MILES |
| CHARLOTTESVILLE, VA | 184 MILES |
| NEW HAVEN,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

| 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     |





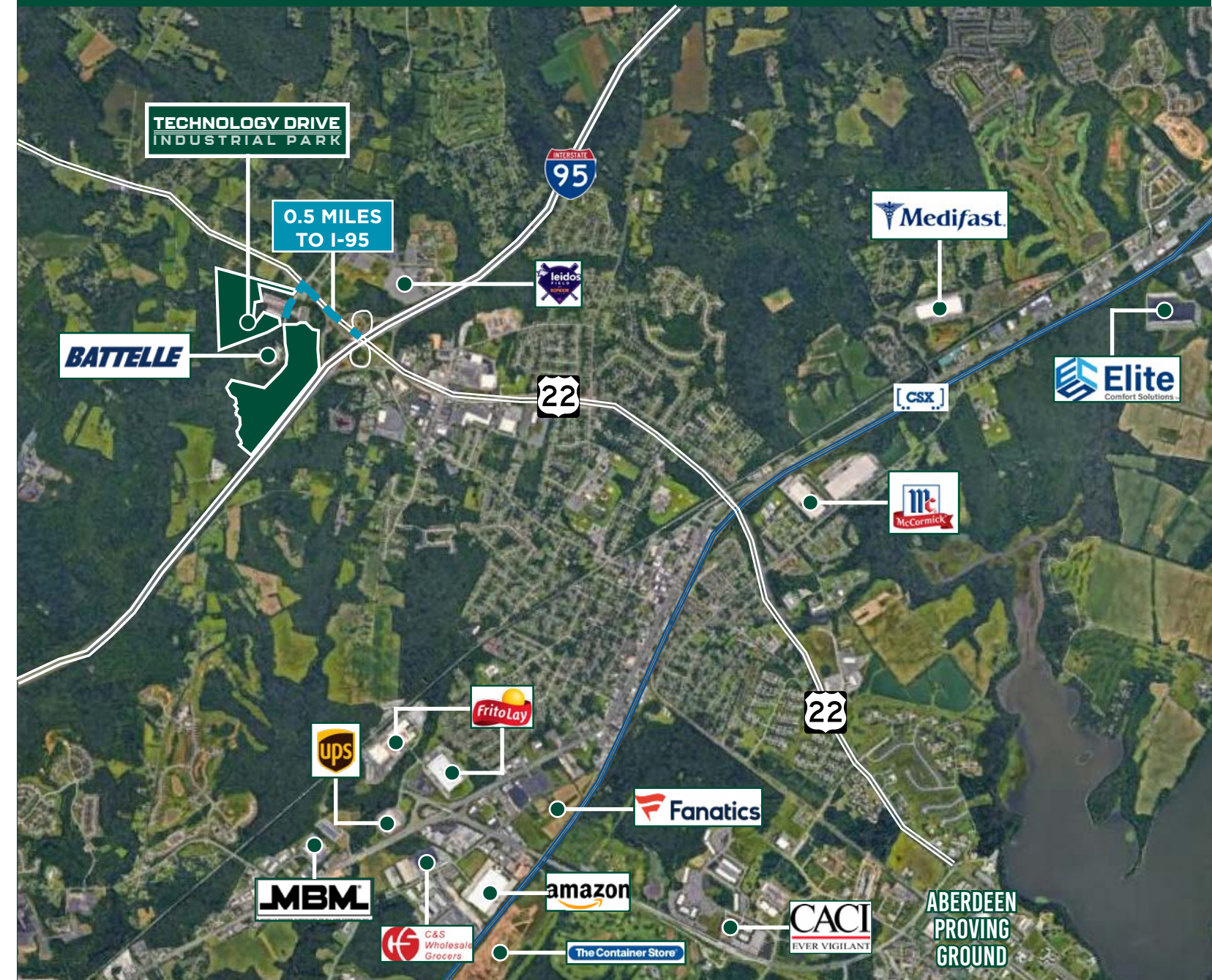


**Aberdeen Proving Ground** is one of the most diversified military installations in the United States and the work that takes place at this 72,000-acre complex touches almost every aspect of U.S. military operations. Home to the world's leaders in research, development, testing and evaluation of materiel, 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](mailto:david.dannenfelser@cushwake.com)

**TYLER BOYKIN**  
MANAGING DIRECTOR

+1 410 864 3560  
[tyler.boykin@cushwake.com](mailto:tyler.boykin@cushwake.com)

**MCLANE FISHER**  
EXECUTIVE MANAGING DIRECTOR

+1 410 685 9884  
[mclane.fisher@cushwake.com](mailto:mclane.fisher@cushwake.com)