

PROPERTY OVERVIEW

# BALTIMORE COMMONS - 7455 NEW RIDGE

7455 NEW RIDGE ROAD, HANOVER, MD 21076



## Building Information

- 116,250 SF flex-warehouse building
- Quick access to MD Route 100, I-295 and I-695
- One-story block & brick construction with steel trim
- Less than 3 miles to BWI Airport and the Amtrak/MARC station
- Walk to metro bus stop
- Close proximity to Arundel Mills Mall
- 20' clear ceiling heights
- Docks and drive-ins
- 120/208 volt, 3-phase, 4-wire service
- Public water and sewer
- Sprinklered
- Well-lit parking area
- Anne Arundel Co., W1B zoning: R&D, light manufacturing, warehousing/distribution, office



## Surrounding Amenities

- The Greene Turtle
- TGI Fridays
- Chick-fil-A
- Dunkin'
- Panera Bread
- Chipotle
- McDonald's
- United States Postal Service
- Bank of America
- Childtime of Hanover
- 7-Eleven
- Bed Bath & Beyond
- Safeway Supermarket
- Best Buy



# Site Plan

Baltimore Commons - 7455 New Ridge

7455 New Ridge Road

Industrial

116,250 SF

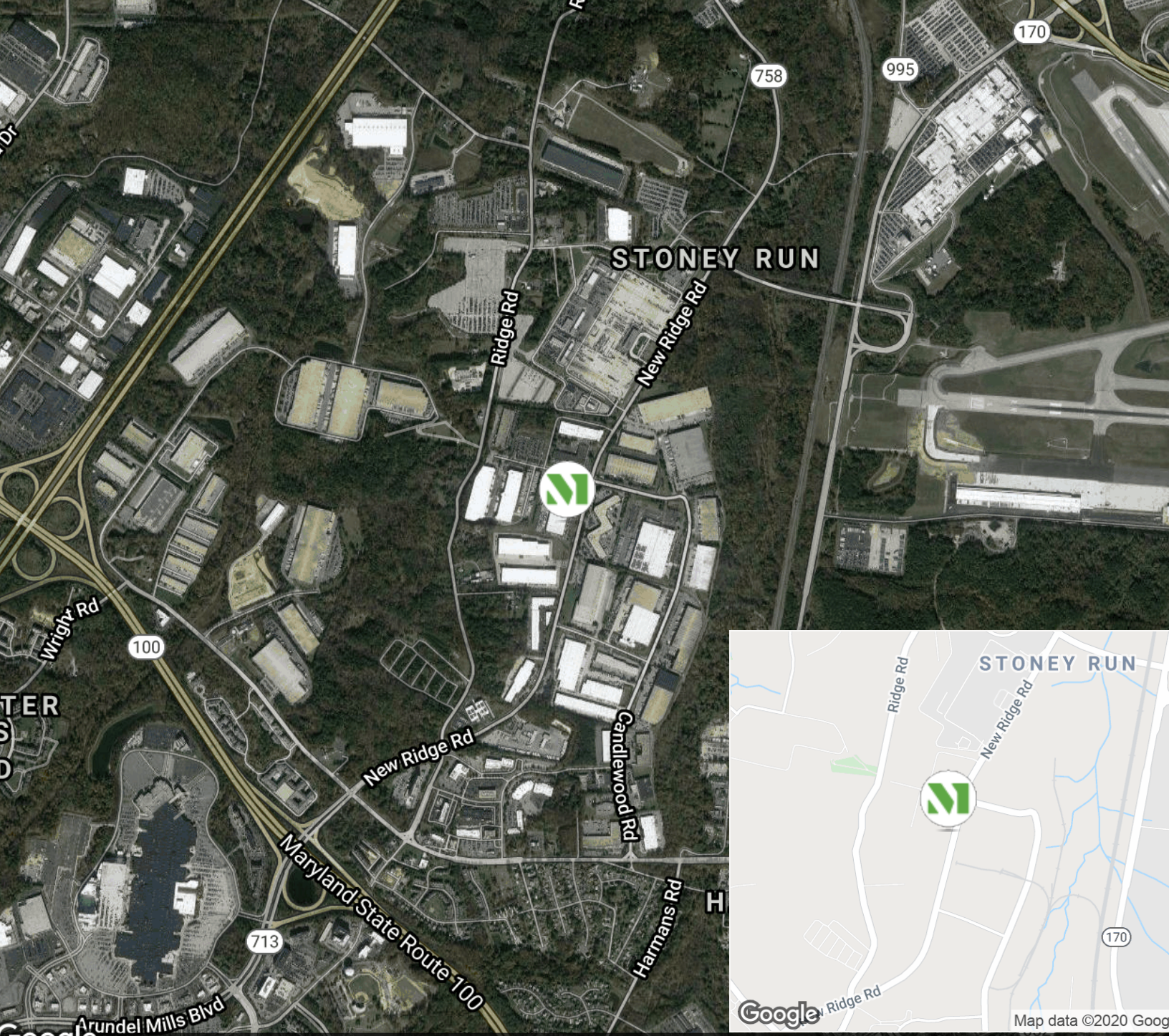


*“It was always a positive experience with Merritt. In our entire experience with Merritt ‘no’ was not in their vocabulary. It was always ‘we can make that work’ or ‘we can find a solution to your need’ and that set Merritt apart.”*

**GEORGE CARACOST**  
VICE PRESIDENT & GENERAL MANAGER  
SAAB DEFENSE AND SECURITY







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For additional information or to schedule a tour, contact:  
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