

Freestanding Warehouse Building For Sale or Lease

CBRE

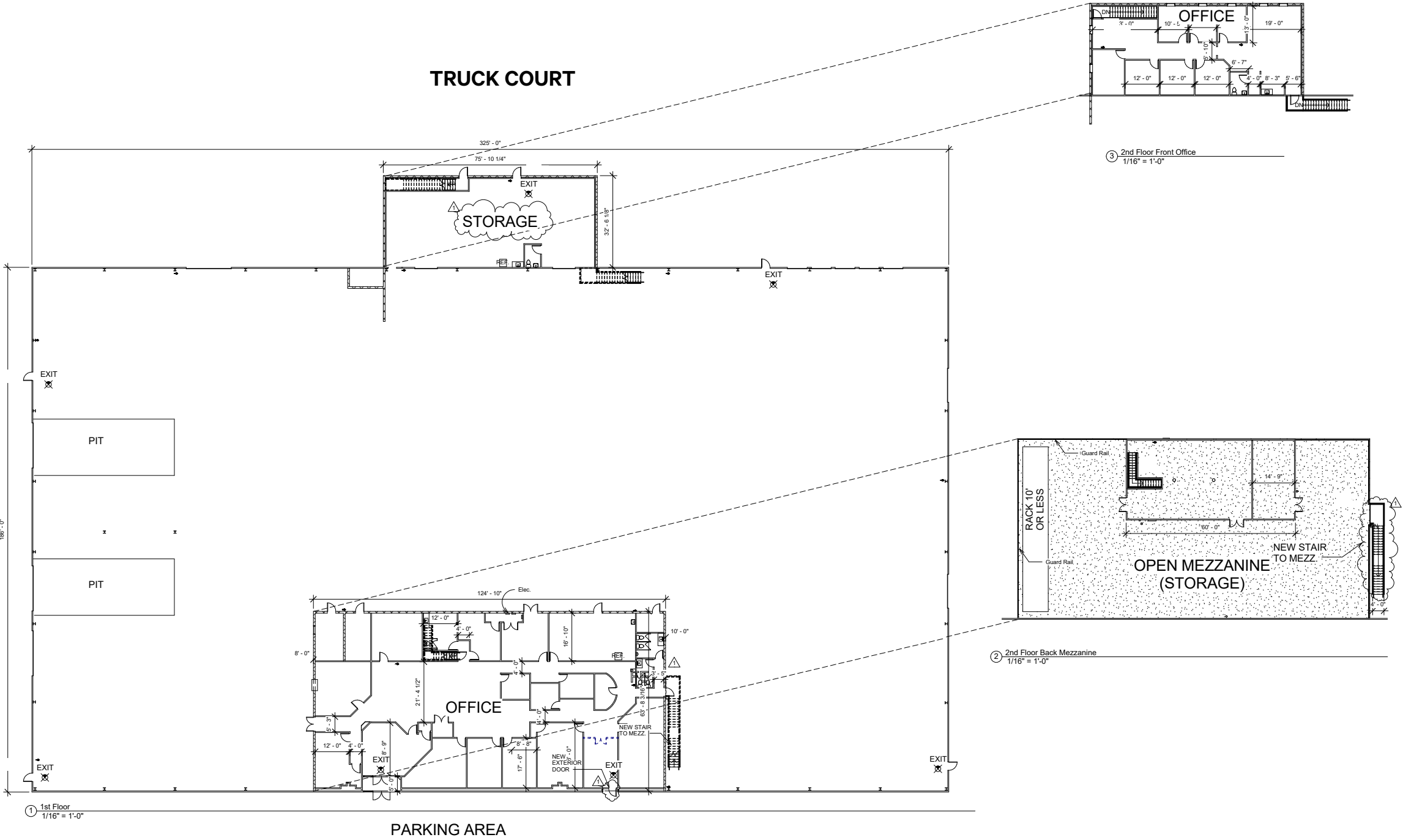
7247 National Drive

Parkway Industrial Center

Hanover, Maryland 21076

Secured and Fenced Site Fronting I-295 (Baltimore / Washington Parkway)





BALTIMORE / WASHINGTON PARKWAY (I-295)

- | | | | |
|-------------------------------|--|----------------------------------|--|
| + 65,429 square foot building | + 5 dock high doors with pit levelers | + Column spacing 25' x 92' | + Secured, fenced site on a cul-de-sac |
| + Sits on 3.67 acres | + Oversized ground level drive in door, 16' wide by 20' tall | + Power 277/480 3phase, 725 amps | + Visibility from Baltimore / Washington Parkway (I-295) |
| + Zoned W-1 | + 2 interior loading wells | + Wet sprinkler | |
| + 34 – 41' clear height | + 1 dock high door on side of the building | + Metal construction | |

Parkway Industrial Center
7247 National Drive | Hanover, MD 21076

Freestanding Warehouse Building For Sale or Lease

LOCATION MAP



Drive Times:

Route 100	2 minutes
I-295	5 minutes
I-95	6 minutes
BWI Airport	10 minutes
Baltimore	20 minutes
Washington, D.C.	40 minutes

Contact:

Michael Roden
Vice Chairman
410 244 3128
michael.roden@cbre.com

Jared Ross
First Vice President
240 994 6477
jared.ross@cbre.com

www.cbre.com/properties

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.