



Parkside Condo

7410 Coca Cola Dr, Hanover, MD 21076

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Parkside Condo

\$15.61 /SF/YR

Key Features:

- Spacious commercial condo, featuring 3,648 square feet for the first floor and 1,252 square feet on the second floor, Mezzanine. Each floor has a full restroom. Full-height roll-up drive-in door on the first floor with 30-foot ceilings.
- Flexible Lease terms (3-5 years)\$6,375 per month, all in with the tenant responsible for electric, telephone, and Wi-Fi
- Ideal for office, professional services, warehousing, showroom, and general business operations
- Excellent interior layout with Open Warehouse and Office space on each level.
- Ample onsite, unreserved parking for staff and clients. A security fence at night that monitors who enters the industrial park
- Strategic Transit Access – minutes from I-95, MD-100, and MD-295
- Business-Friendly Market – in the heart of the BWI Business District with access to tens of thousands of workers,...

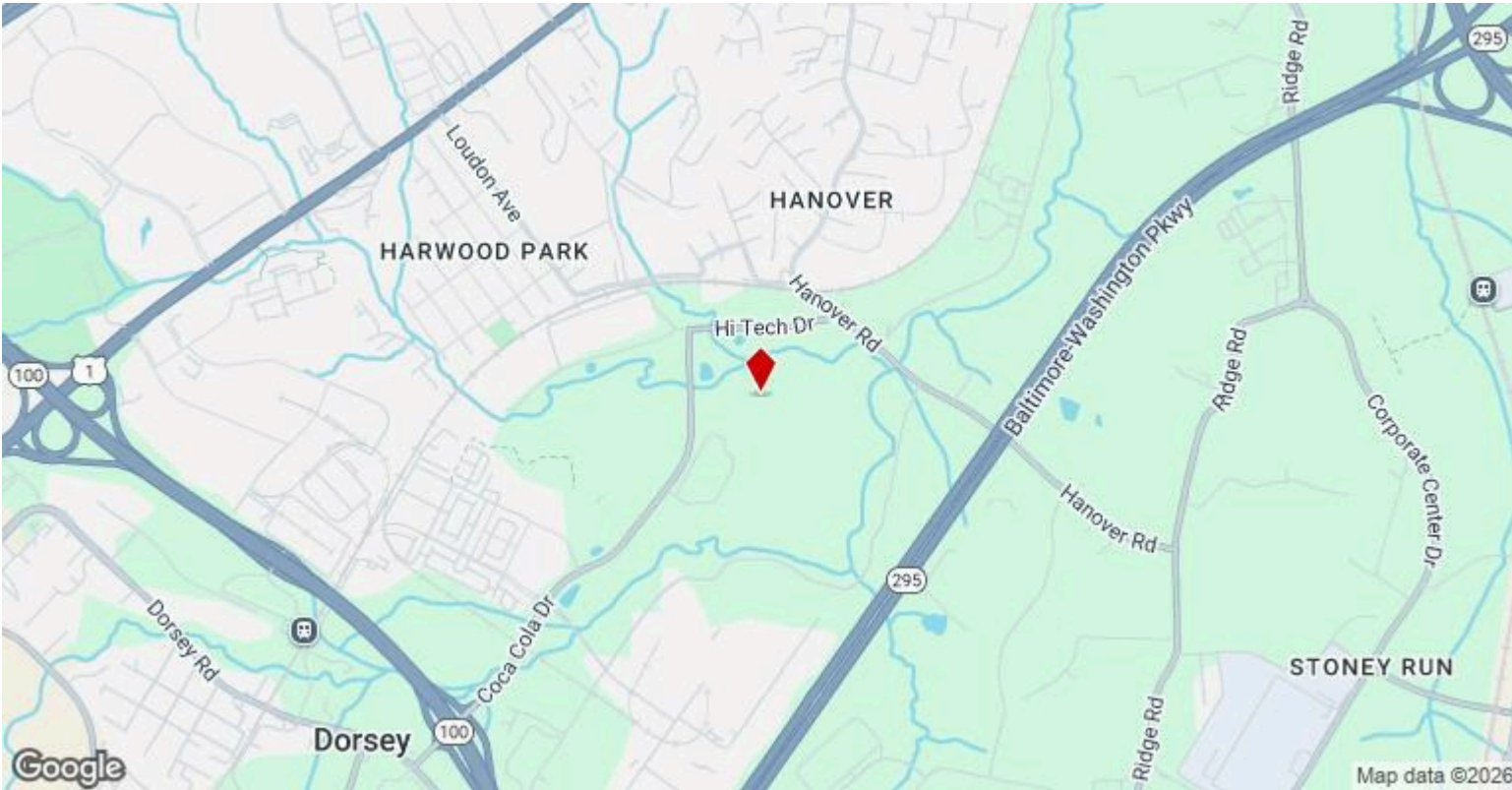
- High ceilings
- Open parking



Rental Rate:	\$15.61 /SF/YR
Property Type:	Flex
Property Subtype:	Flex Research & Development
Building Class:	B
Rentable Building Area:	108,932 SF
Year Built:	2006
Cross Streets:	Park Circle Dr
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.14 USD/SF/MO
Rental Rate Mo:	\$1.30 /SF/MO

2nd Floor Ste 214

Space Available	4,900 SF
Rental Rate	\$15.61 /SF/YR
Date Available	January 15, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years



Property Photos



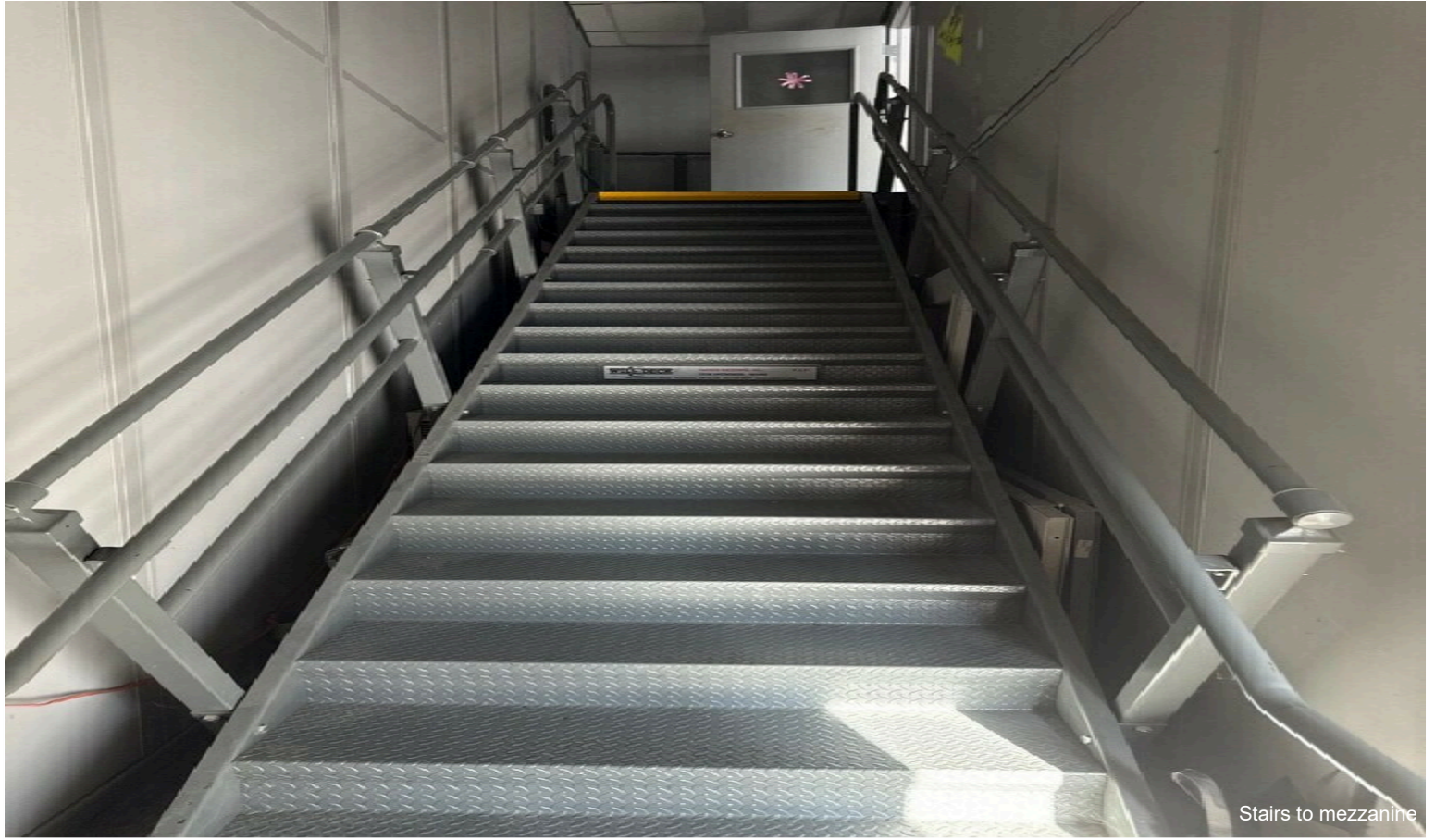
Property Photos



Property Photos



Property Photos



Stairs to mezzanine



Mezzanine area

Property Photos



Mezzanine area



Upper restroom and shower

Property Photos



Observation deck for main area or storage space



Stairs looking down to first floor