

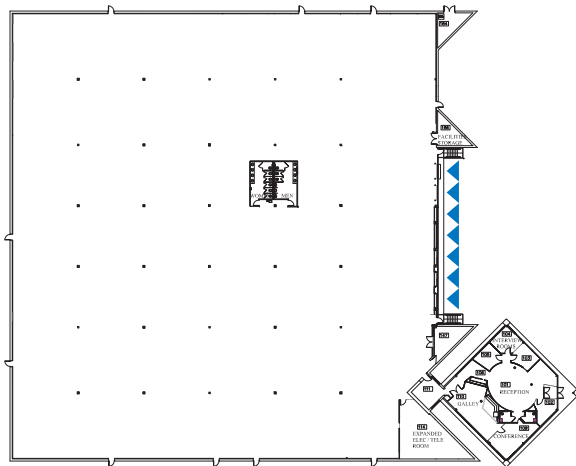


FOR LEASE OR SALE

7225 STANDARD DRIVE

HANOVER, MARYLAND 21076

 **TRANSWESTERN[®]**



▲ Dock-high door

PROPERTY FEATURES

- 61,645 SF fully conditioned warehouse/distribution center
- Built 1969, renovated in 1999, 2009, and 2019
- 61,645 SF available, including approximately 4,500 SF of existing office
- 218 parking spaces
- 7 dock doors, 5 doors have vision lites
- Verizon FiOS and Comcast Business
- 4000 amps, 277/480 volt, 3 phase
- Wet sprinkler system
- HVAC replaced in 2009 – 21 new RTUs, 3 condenser units totaling 179 tons
- Roof replaced in 2013 (15-year Firestone warranty)
- Unfinished ceiling height of 20'8"
- Column spacing: 33'4" and 36'W x 36'D
- Lot size: 3.001 acres
- Lot size of adjacent parking lot: 2.591 acres
- Zoned W-1 Industrial Park District

INFORMATION

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