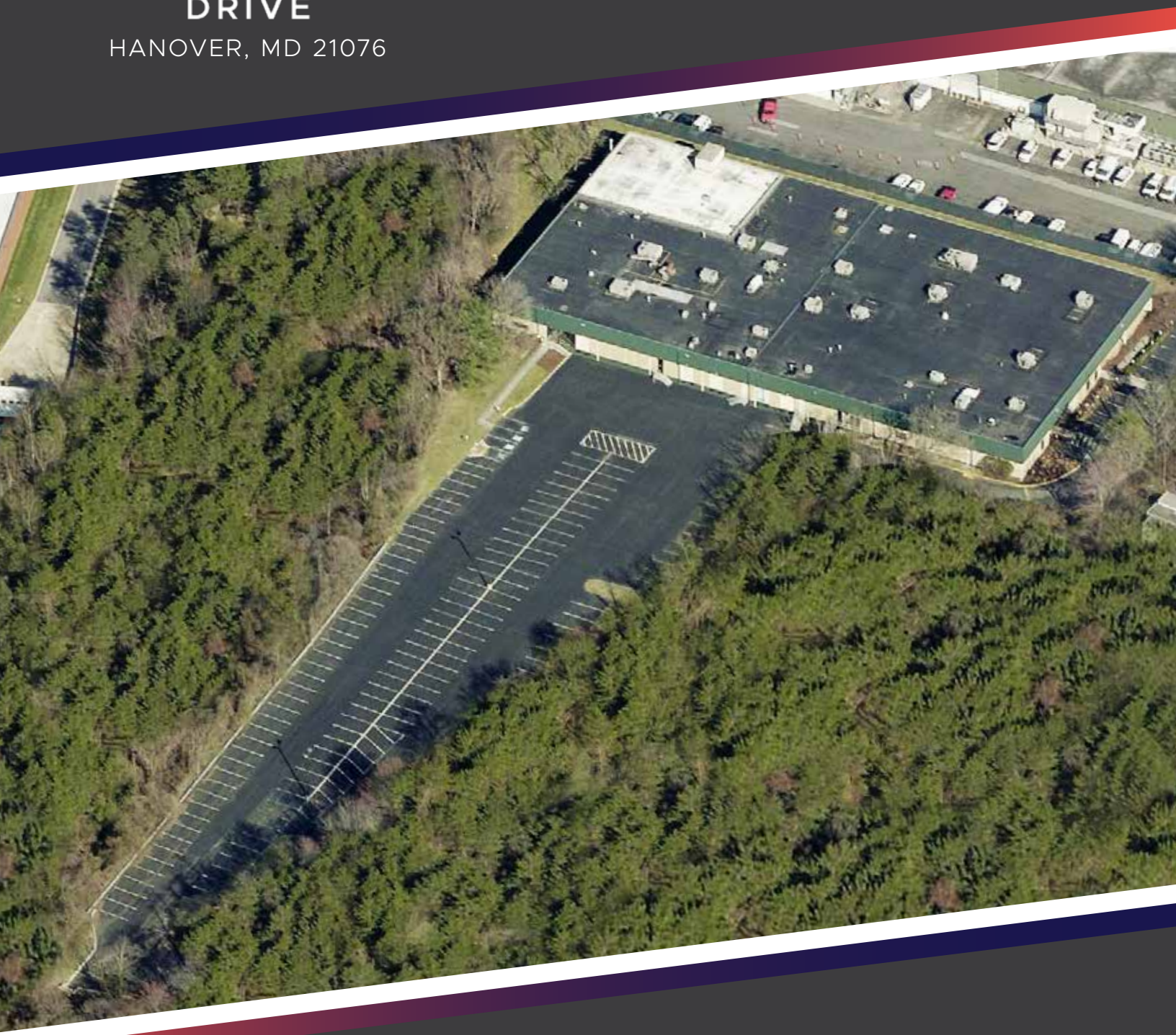


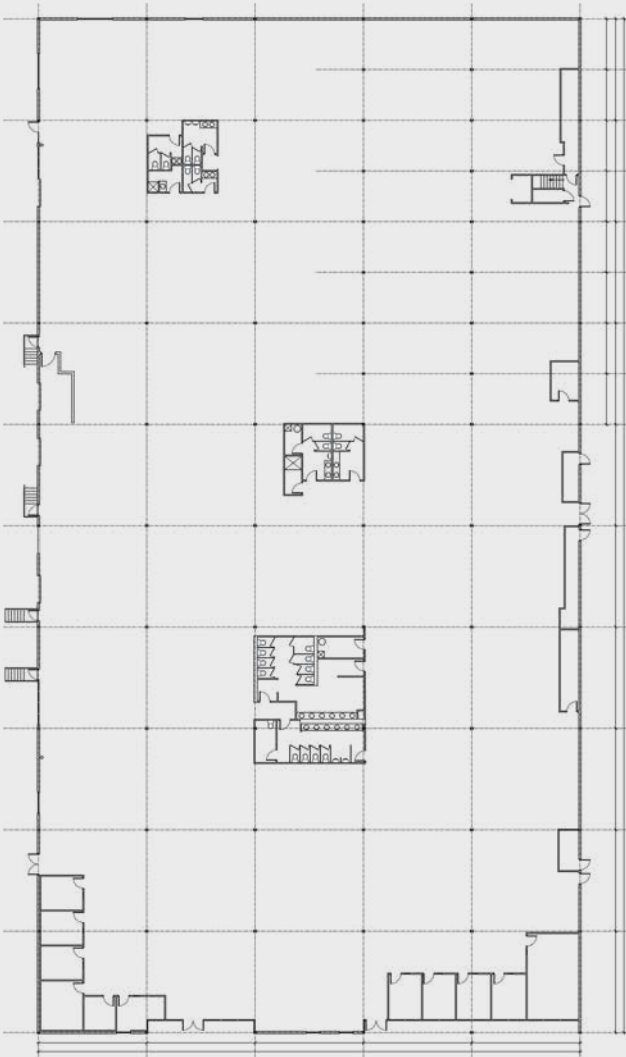
7170

STANDARD
DRIVE

HANOVER, MD 21076

FOR SALE/LEASE





PROPERTY FEATURES

- 48,000 SF
- Full building available, previously improved as a biomedical wet laboratory
- Built 1973
- 156 parking spaces (3.25 spaces per 1,000 SF)
- 4 dock doors, potential to add at least 6 additional docks
- Verizon Fios and Comcast Business
- 4000 amps, 120/208 volt, 3 phase, 4 wire
- Wet-pipe sprinkler system
- HVAC consists of 21 RTUs and 4 split system (exterior condensing with interior furnace) units
- Flat roof profile finished with both an asphalt build-up roof system on the northeast corner and EPDM membrane on the remainder
- Unfinished ceiling height of 16'
- Column spacing: 30'W x 32'D
- Lot size: 5.23 acres
- Zoned W-1 (Industrial Park District)

INFORMATION

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